



A family home with views of Trumpington Meadows

55 Renard Way, Trumpington, CB2 9EW

Freehold



Views of Trumpington Meadows • Well laid out family accommodation over three floors • Four double bedrooms, two en suites and family bathroom • Car port for two cars with electric door

Local information

- Located in Trumpington Meadows, a modern development just south of Trumpington village with access to the city via cycle paths and 'Park and Ride'.

- Trumpington Meadows, a 58 hectare nature reserve is just over the road.

- Waitrose supermarket, Sainsbury Local and John Lewis pick up point all nearby with comprehensive shopping and daily market in Cambridge city centre.

- Primary and Secondary schools in Trumpington and highly regarded independent schools in Cambridge.

- Dedicated cycle path to Cambridge Station via the guided busway, with regular services to London.

About this property

55 Renard Way is an end of terrace modern house which was built in 2017. The property is made up of well laid out family accommodation over three floors.

On the ground floor, the front door opens up in to the hallway and through to the open plan kitchen/family room. The well equipped kitchen is modern and bright with built in appliances and gas hob. The picture window at the front provides views of the country park. There is plenty of space for a dining table and a quiet seating area towards the

back where double doors open out in to the garden. A downstairs toilet, cloakroom and cloaks cupboard complete the downstairs accommodation.

The sitting room is on the first floor and as the house is end of terrace, it benefits from having natural light from three sides of the room, making it lovely and light. This includes a Juliette balcony and a further good-sized balcony with views of the Meadows. Also on this floor is a double bedroom with en suite shower room.

The second floor has three double bedrooms (one of which is currently being used as a study) and a family bathroom. The principal bedroom also benefits from an en suite shower room.

Outside, a patio has been laid providing a good space for barbeques and socialising in the summer with enough lawn for the kids to be able to kick a ball around. The current owners have installed an electric garage door on to their carport, which is large enough to house two cars.

Additional Information

There is a small management fee of £56 per annum for upkeep of the communal areas.

The property has the benefit of solar panels.





Tenure
Freehold

Local Authority
South Cambridgeshire District
Council: Band F

EPC rating = B

Viewing
Strictly by appointment with
Savills



Approximate Floor Area = 152.9 sq m / 1646 sq ft (Excluding Carport)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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