



Craven Close, Trumpington, Cambridge

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6 Craven Close Trumpinton Cambridge CB2 9NW

A modern 3-bedroom detached bungalow located in a sought-after and convenient suburb close to local amenities

Cambridge and station 2.4 miles (London Kings Cross 53 minutes), M11 (Jct. 11) 1.3 miles, Shelford station 2.1 miles, London Stansted Airport 27.3 miles, central London 59.3 miles

Entrance hall | Reception room | Kitchen
3 Bedrooms | Family bathroom | Garden
Garage
EPC rating C

The property

6 Craven Close is an attractive family home offering flexible accommodation arranged over a single light-filled floor. Configured to provide an ideal family and entertaining space, the accommodation flows from a welcoming wooden-floored entrance hall approached from the side driveway and comprises a large reception room with full-height part-opaque glazing and a generous kitchen with a range of high-gloss wall and base units, complementary worktops, modern integrated appliances and a glazed door to the side aspect.

The accommodation is completed by a principal bedroom with built-in storage and views over the rear garden, two further well-proportioned double bedrooms and a modern family bathroom.

Outside

Set behind an area of level lawn and having plenty of kerb appeal, the property is approached over a block-paved side driveway providing private parking and giving access to a detached single garage to the rear, a pedestrian

gate and a door from the garage opening to the rear garden. The well-maintained enclosed rear garden is laid mainly to lawn bordered by well-stocked flowerbeds and features a spacious wraparound paved terrace, ideal for entertaining and al fresco dining.

Location

Located to the south of the city near to Addenbrooke's and Royal Papworth Hospitals, the thriving suburb of Trumpington still manages to retain a village identity and sense of community and benefits from a good range of local amenities including a Post Office, barber, GP surgery, pharmacy, library, community centre, Sainsbury's Local and Waitrose supermarkets, numerous shops, restaurants and public houses and popular primary and secondary schools, the latter with excellent sporting facilities.

The area benefits from bus and purpose-built cycle routes into the city, the M11 gives access to major regional centres and the national motorway network and Shelford station and the city's mainline train station, the latter accessible over a guided busway cycle path, offer excellent rail links to central London. The area offers a wide range of state primary and secondary schooling including Trumpington Community College (rated Outstanding by Ofsted) together with a good selection of independent schools including The Perse, St. Faith's, Abbey College, St. Mary's, The Leys and St. Andrew's College.

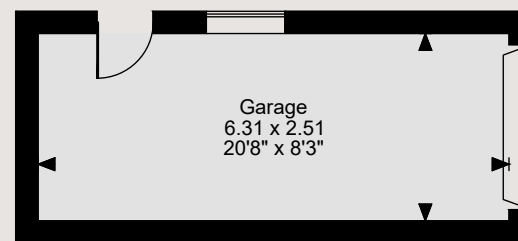
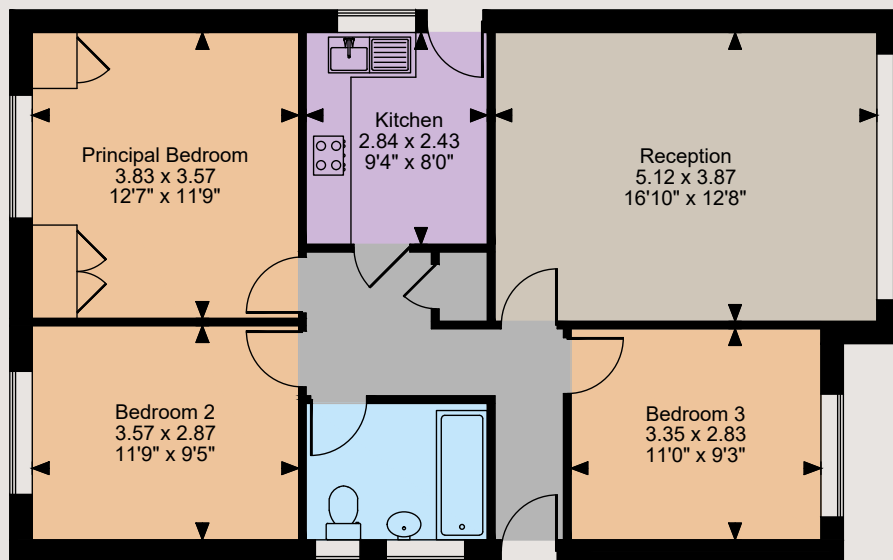
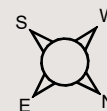
Directions

From Strutt & Parker's Cambridge office follow Cowley Road and Milton Road (A1309) to the A14 signposted Huntingdon/M11/Bedford/A428, merge onto A14 and after 2.5 miles use the left lane to merge onto M11. After 5.4 miles at junction 11 take the A1309 exit signposted A10/Cambridge (South), then at the roundabout take the 1st exit onto Hauxton Road then use the right two lanes to turn onto Addenbrooke's Road. Turn left onto Shelford Road turn left onto Cranleigh Close then turn right onto Craven Close. The property can be found on the right.





Floorplans
House internal area 805 sq ft (75 sq m)
Garage internal area 170 sq ft (16 sq m)
For identification purposes only.



Ground Floor



General

Local Authority: Cambridge City Council
Services: Mains electricity, gas, water and drainage
Council Tax: Band D
Tenure: Freehold
Guide Price: £550,000

Cambridge

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