



CONSORT AVENUE
Trumpington, Cambridge

Carter Jonas

CONSORT AVENUE, TRUMPINGTON, CAMBRIDGE, CB2 9AF

- Cambridge Rail Station - approx. 2 miles
- Shelford (Cambs) Rail Station - approx. 2.1 miles
- Foxton Rail Station - approx. 4.2 miles

Popular location • Perfect family home • 4 Bedrooms
• Immaculate condition • Close to amenities • Studio •
Double garage • Parking • EPC rating B

DESCRIPTION

Nestled on Consort Avenue, this modern three-storey home seamlessly merges indoor and outdoor living, offering a contemporary lifestyle. Part of the acclaimed Trumpington Meadows development since 2013, this four-bedroom residence boasts triple-glazed windows and a spacious self-contained studio. Conveniently located near 148 acres of protected greenery, local amenities, and Cambridge, it presents a unique and well-maintained living opportunity.

Purchased off-plan by the discerning owner, this property underwent meticulous interior design, preserving its pristine appearance as a show home.

The ground floor features a spacious drawing room in the front and a contemporary kitchen dining room in the rear, ideal for hosting gatherings with double doors enhancing the flow.

Upstairs, three bedrooms with ample storage await, including a master bedroom with an en-suite shower room. The top floor reveals a generously sized bedroom with its en-suite, dressing area, and workspace.

STANDING ON A QUIET TURNING IS THIS ELEGANT THREE-STOREY TOWN HOUSE WITH A LIGHT-FILLED AND VERSATILE LAYOUT. WITH A LARGE OPEN-PLAN LIVING AND KITCHEN SPACE, FOUR BEDROOMS, WITH A LARGE, SELF-CONTAINED STUDIO, THIS PROPERTY OFFERS PLENTY OF VERSATILE SPACE.



The standout feature is the versatile studio above the double garage, accessed via external steps. With a kitchenette and cloakroom, it accommodates various possibilities, from a self-contained annex to a home office, gym, or leisure space.

OUTSIDE

With a low-maintenance garden at the rear and a double garage, this property offers convenience and adaptability for modern living. Don't miss this unique and contemporary home in a prime location.

LOCATION

Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community. It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus, by bicycle on one of several purpose-built cycle routes, or even an enthusiastic walk. The city's mainline station can be easily reached along the guided busway cycleway without having to mix with car traffic at all.

The area has three primary schools and a brand new state-of-the-art secondary school that opened in 2016 bringing with it, excellent sporting facilities including a private members' gym. A number of private schools are within cycling distance. There are also various restaurants, pubs, shops, a post office, hairdresser, surgery, pharmacy, library, Waitrose supermarket and two new country parks.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the selling agents
Carter Jonas 01223 403330



Consort Avenue

Approximate Gross Internal Area = 1449 sq ft / 134.6 sq m

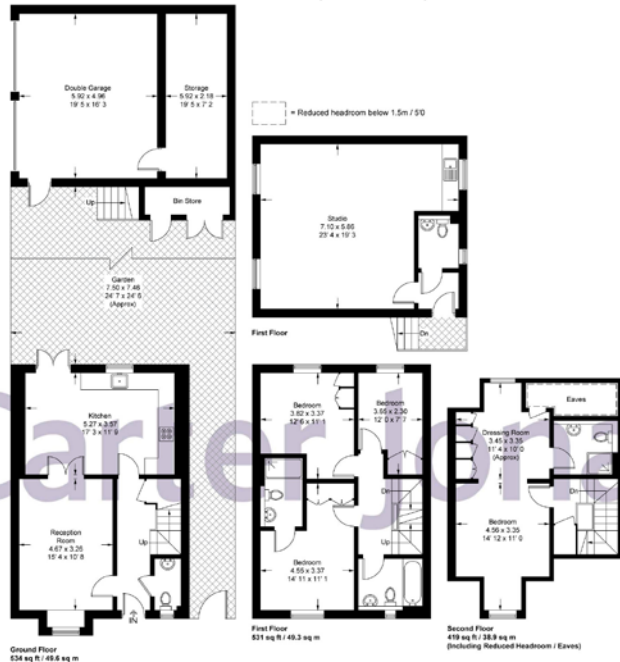
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 35 sq ft / 3.2 sq m

Double Garage / Storage = 472 sq ft / 43.9 sq m

Studio = 452 sq ft / 42 sq m

Total = 2408 sq ft / 223.7 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	82	89
(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	

Cambridge South 01223 403330

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.