



22 Willers Lane
Trumpington, Cambridge, Cambridgeshire CB2 9DH
Offers in excess of £600,000

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Morris Armitage are delighted to offer for sale this modern and well presented family home with high ceilings located within easy access of Cambridge Railway Station, Addenbrookes Hospital, Cambridge city centre and a range of local amenities. Moments from Hills Road and Long Road Sixth Form colleges, The Perse and Waitrose.

Accommodation in brief comprises entrance hall, lounge/diner, kitchen, downstairs shower room, three bedrooms and a family bathroom. Complete with gas fired central heating, solar energy and double glazing throughout.

Externally the property benefits from an attractive, landscaped and fully enclosed rear garden. Driveway parking.

To view, please call and ask for a member of the sales team.

Accommodation Details

Entrance Hall

Door to useful cupboard with space for a fridge, coat hanging space and electric consumer unit. Door to kitchen, door to under stairs cupboard, door to WC, staircase rising to the first floor and radiator.

Lounge/Diner 18'5" x 13'6" (5.62m x 4.12m)

Door and two windows to rear aspect and radiator.

Kitchen 10'7" x 8'6" (3.24m x 2.60m)

Fitted with a matching range of eye and base level storage units with work top surfaces over, built-in fridge/freezer, inset one and a half

bowl stainless steel sink and drainer, window to front aspect, ceramic tiling to floor, dishwasher, inset electric oven with stainless steel splashback and extractor hood and a wall mounted boiler to cupboard.

Landing

Door to bedrooms, bathroom and the airing cupboard. Over the stairs cupboard.

Master Bedroom 13'1" x 10'4" (4.00m x 3.16m)

Glazed French doors to the front aspect, fitted mirrored sliding wardrobe and radiator.

Bedroom 2 13'1" x 10'4" (4.00m x 3.15m)

Window to rear aspect and radiator.

Bedroom 3 8'10" x 8'9" (2.70m x 2.67m)

Window to rear aspect and radiator.

Bathroom

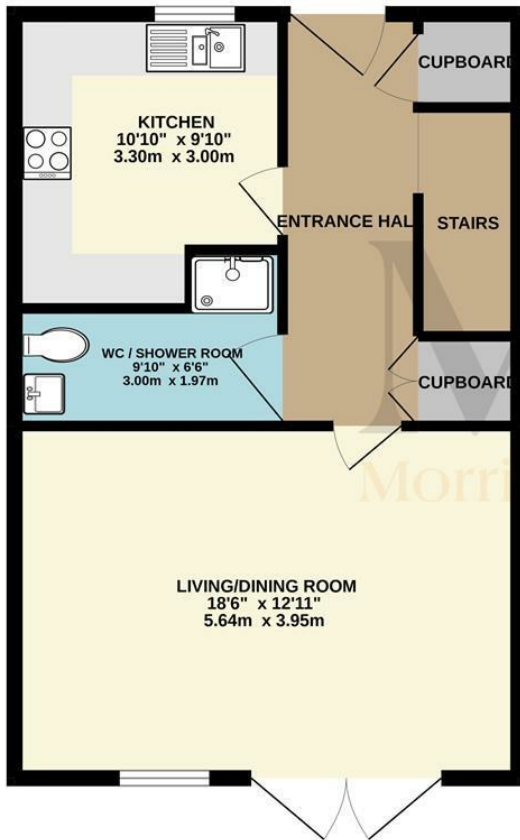
Panel sided bath with integrated shower and shower screen, tiling to floor and walls, inset vanity unit wash hand basin, low level WC, obscured window to front aspect and a heated towel rail.

Garden and Parking

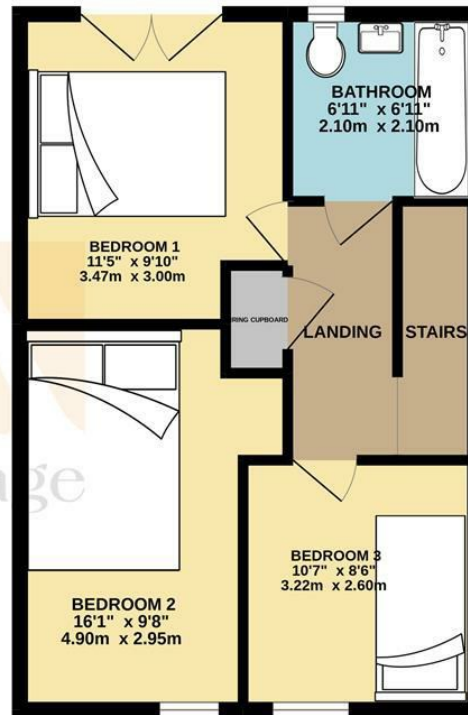
Patio seating area, lawn, raised beds to the borders and a storage shed. Driveway parking for 2 vehicles and a store cupboard.



GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.

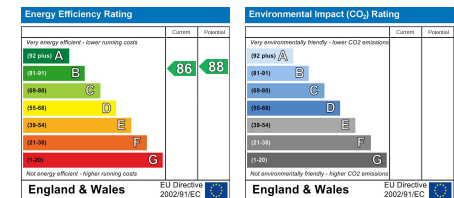
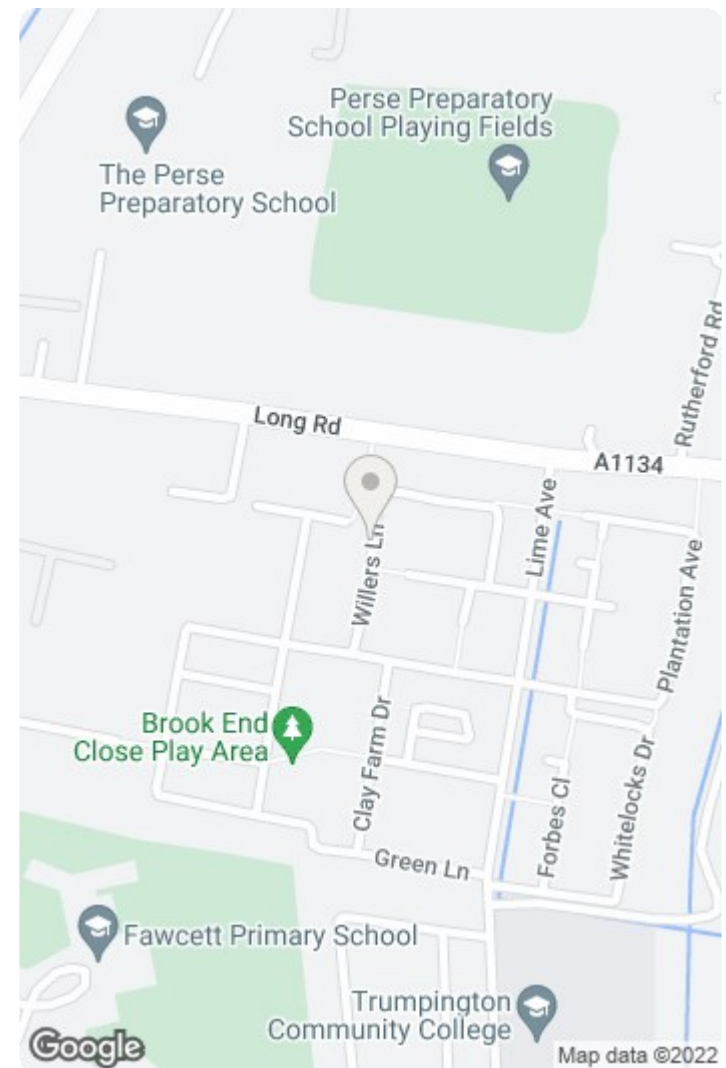


1ST FLOOR
1083 sq.ft. (100.6 sq.m.) approx.



TOTAL FLOOR AREA : 1624 sq.ft. (150.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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