



Bishops Road, Trumpington, CB2 9NQ

CHEFFINS

Bishops Road

Trumpington,
CB2 9NQ

3 2 2

Guide Price £750,000



A modern detached house offering well proportioned and versatile accommodation over two floors extending to about 115 m². The property occupies a desirable position at the end of its own private driveway with enclosed gardens as well as driveway, parking and large garage, situated within this most desirable and well served district of the city convenient for good range of local amenities, access to Addenbrookes campus as well as M11 motorway.



LOCATION

Trumpington is a favoured location on the south-west side of the city, greatly benefitting from a good range of local amenities including 3 primary schools, secondary schools, various shops and supermarkets, conveniently located for access to the Addenbrookes campus, with swift access to the M11 as well as the village of Great Shelford. Cambridge city centre is conveniently located 3 miles distant and is accessed via car or a variety of cycle or bus routes, including the guided busway to the railway station.

PANELLED AND DOUBLE GLAZED ENTRANCE DOOR

leading into:

RECEPTION HALLWAY

with coved ceiling, staircase rising to the first floor, coving, natural timber handrails and treads, tiled flooring with underfloor heating.

CLOAKS/SHOWER ROOM

fitted with white suite comprising wash hand basin with mixer tap, low level dual flush w.c. and shower cubicle with handheld rose and glazed door, heated towel rail/radiator, underfloor heating and extractor fan.

OPEN PLAN LIVING/DINING/KITCHEN

Living room with coved ceiling, tiled floor with underfloor heating, wall lights, double glazed windows and double glazed bi-fold doors to the rear with glazed canopy. Dining Room with coved ceiling, tiled floor with underfloor heating, large storage cupboard, double glazed windows to two sides and rear. Kitchen area fitted with a generous range of storage cupboards and drawers with solid wood working surfaces with double bowl butler style sink unit with mixer tap, extractor hood, fitted adjustable shelving, tiled floor with underfloor heating, double glazed windows to the side and front.

UTILITY ROOM

wooden working surfaces with storage cupboard below, single drainer stainless steel sink unit, plumbing and space for automatic washing machine, wall shelving, coved ceiling, extractor fan, tiled floor with underfloor heating.

INTEGRAL GARAGE

double length garage with up and over door, power and light, storage cupboards, solar panel controls.

STUDY/BEDROOM 3

coved ceiling, tiled floor with underfloor heating, double glazed windows to two aspects.

ON THE FIRST FLOOR**LANDING**

wooden flooring, access to loft space, radiator, double glazed windows.

BEDROOM 1

wooden flooring, double glazed windows, radiator.

DRESSING ROOM

range of fitted wardrobe cupboards, wooden flooring.

BEDROOM 2

range of fitted wardrobe cupboards, access to loft space, double glazed windows to side and rear.

BATHROOM

fitted with white suite comprising panelled shower bath with drencher shower head, mixer tap, pedestal wash hand basin with tiling to splashbacks, low level dual flush w.c., double glazed window, extractor fan, heated towel rail/radiator.

OUTSIDE

The property sits comfortably on its own plot with a long private driveway leading to block paved parking and turning area with adjoining flower and shrub beds. To the side of the house is a circular patio area with again well stocked flowering and shrub beds.

To the rear garden with lawned area, glazed covered block paved seating area, vegetable garden, fruit cage and greenhouse, pathway to the other side.

AGENTS NOTES

Tenure - Freehold

Council Tax Band - E

Property Type - Detached House

Property Construction - Brick with Tiled Roof

Number & Types of Room - Please refer to floor plan

Square Footage - 1564

Parking - Garage and Driveway

UTILITIES/SERVICES

Electric Supply - Mains Supply

Water Supply - Mains Supply

Sewerage - Mains Supply

Heating - Heat Pump, Underfloor Heating, Radiators

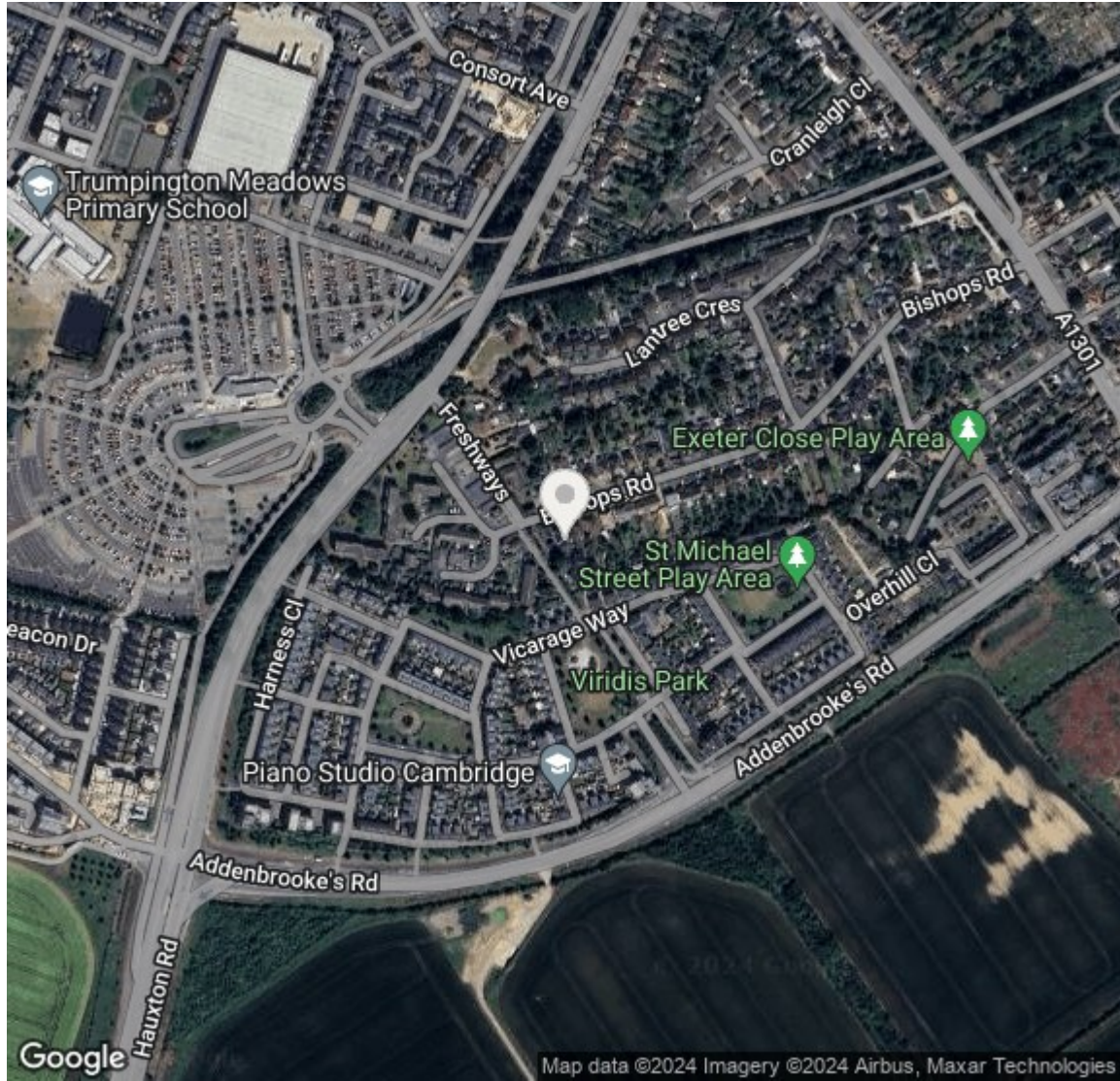
Broadband - Fibre to the Property

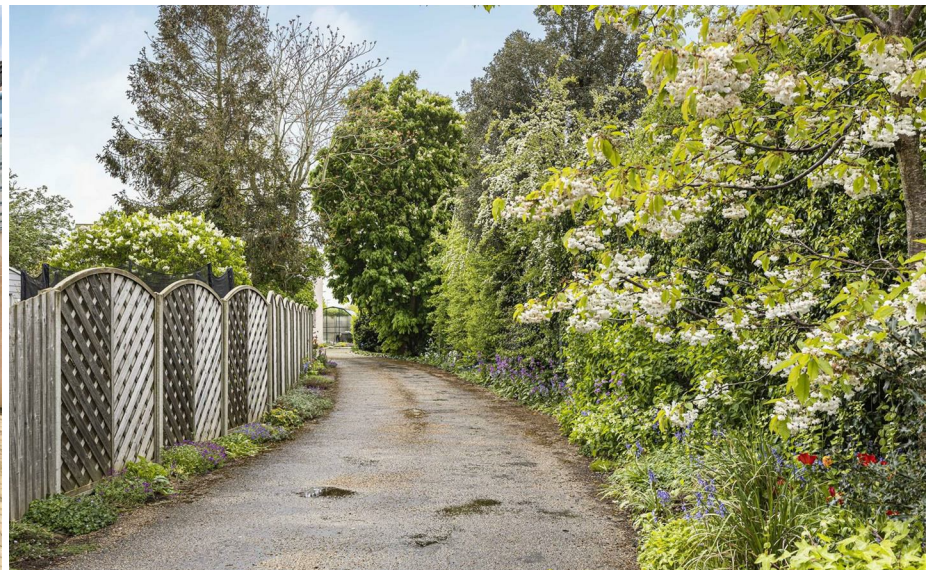
Mobile Signal/Coverage - Good



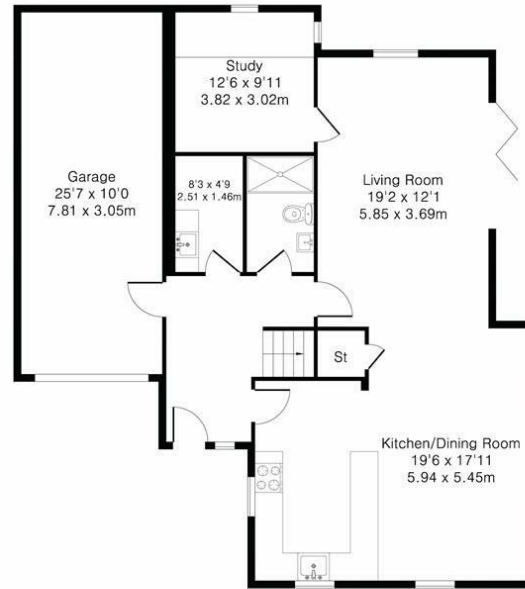
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £750,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - Cambridge





Approximate Gross Internal Area 1564 sq ft – 146 sq m
 Ground Floor Area 858 sq ft – 80 sq m
 First Floor Area 706 sq ft – 66 sq m
 Garage Area 256 sq ft – 24 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA
 01223 214214 | cambridge@cheffins.co.uk | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.