



Whittington Road, Trumpington, CB2 9BH

CHEFFINS

Whittington Road

Trumpington,
CB2 9BH

The stylish and most impressive three storey townhouse, providing beautifully presented, versatile and well proportioned to accommodation together with a generous enclosed rear garden, second-floor roof terrace with glass balustrades, part covered carport and large open garage/store. Many special and high-quality features are incorporated within the stylish and contemporary design.

4 3 2

Guide Price £750,000





LOCATION

A cleverly designed and stylish house, ideal for a family looking for outstanding space and flexibility in this highly sought-after residential development. In an outstanding position of looking a landscape central park and with easy access to the Addenbrookes campus and a vast range of local amenities together with easy access to major routes, such as the new Cambridge South station and the guided busway on the favoured south side of the city.

COVERED PORCH

with outside light, front entrance door to:

ENTRANCE HALL

with staircase off to first floor and ceramic tiled floor and door to:

CLOAKROOM/UTILITY ROOM

with low level w.c., wash hand basin, tiled floor, fitted worktop with space and plumbing below for automatic washing machine and tumble dryer, shelved storage cupboards above and to the side there are open shelving with further cupboards and drawer beneath, further high level storage cupboards, radiator, sealed unit double glazed windows to front aspect.

DOOR FROM HALL

to:

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

A wonderful open plan space with full height sealed unit double glazed windows and doors leading to the paved terrace, south-east facing rear garden and large open garage/store area. Within the kitchen there are a range of high quality units incorporating an inset one and a half bowl stainless steel sink unit with mixer taps and cupboards below, granite style worktops to side with space and plumbing for dishwasher, space for upright fridge/freezer, water softener, recess with integrated Miele oven and extensive bank of fitted storage cupboards to either side, further base units incorporating worktops with cupboards and drawers below, and an integrated 5 point gas hob with contemporary style extractor cooker hood above, fitted breakfast bar, part tiled walls and splashbacks, range of wall storage cupboards, ceramic tiled flooring, and within the dining and family room area there are two radiators, ceramic tiled flooring and the full height glazed doors to outside.

ON THE FIRST FLOOR

radiator, natural wood style flooring, staircase off to

second floor and built-in cupboard housing hot water cylinder.

SITTING ROOM

An attractive open plan and well proportioned principal living room with full height sealed unit double glazed windows to front aspect which provide a wonderful vista of the central park with grassland and trees and there are also a pair of full height sealed unit double glazed doors which provide access to the first floor balcony with wrought iron railings, timber deck which also overlooks the rear gardens. Within the room itself there is natural wood flooring, two radiators.

BEDROOM 1

with radiator, natural wood style flooring, sealed unit double glazed windows to rear aspect overlooking the rear gardens and door to:

ENSUITE SHOWER ROOM

with a large walk-in shower with sliding glazed doors, tiled walls and a wall mounted shower unit, wash hand basin and low level w.c., electric shaver socket, part tiled walls and ceramic tiled flooring, wall mounted radiator/towel rail, fitted cabinet with mirror fronted doors.

STUDY/BEDROOM 4

with radiator, sealed unit double glazed windows to front aspect and natural wood style flooring.

SHOWER ROOM

with a walk-in shower area with glazed sliding doors and wall mounted shower unit, ceramic tiled walls, wash hand basin and low level w.c., wall mounted radiator/towel rail, electric shaver socket, sealed unit double glazed windows to front aspect, part tiled walls.

ON THE SECOND FLOOR**LANDING AREA**

with natural wood style flooring, glazed door, sealed unit

double glazed door leading to second floor verandah/garden area with glass balustrades to front and wrought iron railings to rear, privacy glass to side. This area offers wonderful elevated views over the central parkland/grassland area to front and further views to rear over the rear gardens.

BEDROOM 2

with natural wood style flooring, sealed unit double glazed windows to rear aspect.

BEDROOM 3

with sealed unit double glazed windows to front aspect, natural wood style flooring, and built-in store which also houses a wall mounted Potterton boiler.

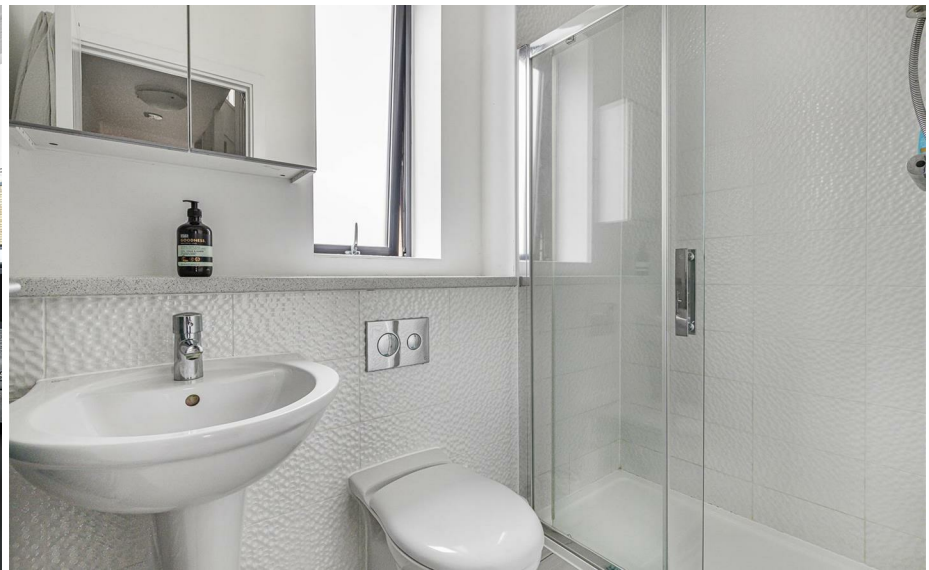
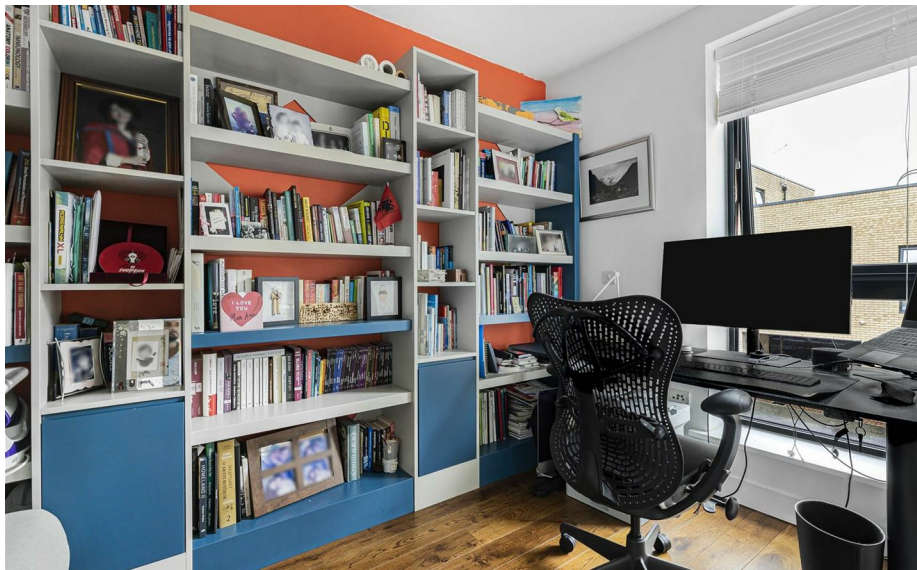
BATHROOM


with white suite comprising bath with separate shower unit above, and glazed shower screen, ceramic tiled walls around, wash hand basin and low level w.c., electric shaver socket, fitted cabinet with mirror fronted doors, wall mounted radiator/towel rail, ceramic tiled floor.

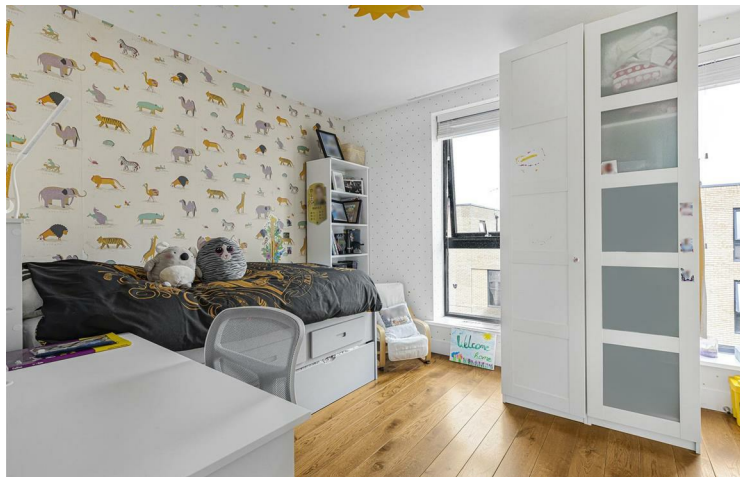
OUTSIDE

To the front of the property there is a small walled garden area with pebblestones and shrubs and brick paviour area immediately to the front of the property which leads to the front door and entrance hall.

To the side of the property there is a brick paviour partially covered car port with outside light and up and over door and further access door to side leading through to the large open GARAGE with brick paviour floor, external lighting and opening to side through to the paved rear terrace and rear garden. The generous enclosed rear garden is laid to lawn with fruit trees and shrubs to side, rosebed and a large paved terrace immediately adjacent to the house itself with external lighting.



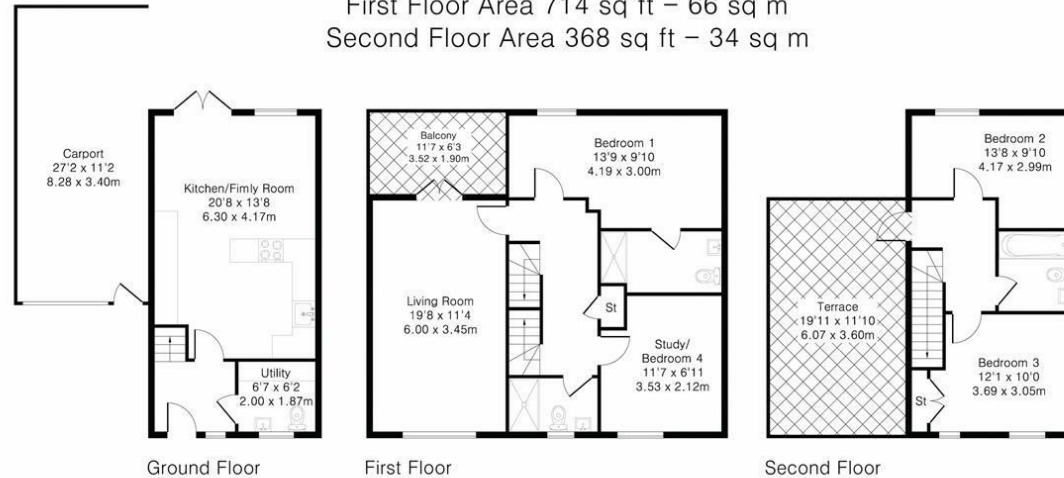
| Energy Efficiency Rating | | |
|----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 86 | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |



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



Approximate Gross Internal Area 1450 sq ft – 134 sq m
 Ground Floor Area 368 sq ft – 34 sq m
 First Floor Area 714 sq ft – 66 sq m
 Second Floor Area 368 sq ft – 34 sq m



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.



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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.