



Trefoil Terrace, Cambridge, CB1 3BJ

CHEFFINS

Trefoil Terrace

Cambridge,
CB1 3BJ

3 2 1

£799,995

A contemporary new build home
Finished to an exceptional standard
Private gated entrance
Mezzanine level accommodation
Centrally located in Cambridge

A most impressive and highly individual detached residence built and finished to the highest specification. This stylish property consists of a large private driveway to the front, 3 generous bedrooms, kitchen, dining/family room, mezzanine area, utility room and private rear garden. Located in the center of Cambridge, you are within easy reach of the mainline railway station, city center, Addenbrooke's Hospital Biomedical Campus, and the independent shops and cafes on Mill Road.





LOCATION

Situated in a popular residential area the property offers vehicular access via Budleigh Way to a gated private driveway for multiple cars with further pedestrian access directly to Perne Road.

The property sits within an all encompassing plot with established planting providing seclusion and privacy.

TREFOIL TERRACE

This unique, architecturally designed, contemporary 3 bedroom home is located in the heart of popular Cambridge. The property is approached through it's own private gated entrance with electric vehicle gates, via a block paved driveway with parking for multiple vehicles and an external electric vehicle charging point within the private drive area. To the front of the property are 2 access routes to rear garden.

The entrance hallway has vaulted ceilings making it light, bright and welcoming. To the right is your utility room with worktops, space for a washing machine and tumble dryer, a stainless steel sink and storage cupboards. This also benefits from a secondary loft access.

The principle kitchen/living/dining room is the heart of the home and comprises a very stylish and contemporary fully fitted kitchen including a combi microwave, with a range of eye and base level units with high quality stone work surface. The breakfast bar features a Neff inset induction hob with matching extractor hood above, further storage units below, and a slide and hide Neff oven. This main reception

room is complimented with aluminum bi-fold doors leading to rear decking area, floor to ceiling windows, a unique curved wall, underfloor heating and LVT flooring throughout. To the side of the kitchen is a feature staircase, leading to the special mezzanine. This provides extra space for your family and has partially obscured windows to front of property for complete privacy. Wrapped around with a glass frame, this is a very special feature to the home.

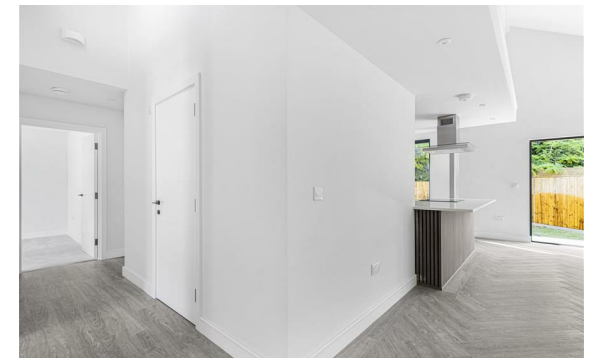
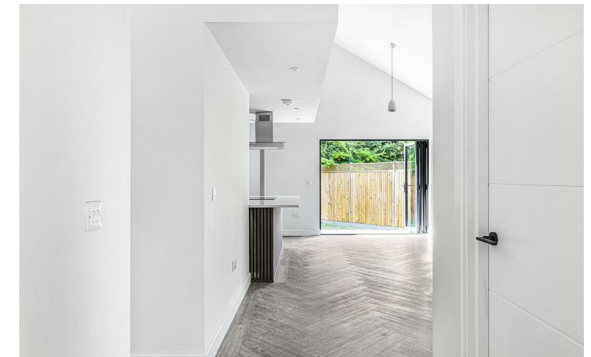
Each bedroom is generously proportioned and could easily be used as a further snug/living room/study. The principle bedroom is located to the rear of the property, with double glazed windows to the side and double doors to the rear. This room benefits from a stylish curved wall, dimmer switch and an en-suite featuring a built in electric toothbrush charger, walk in shower cubicle with inset shelf, drencher head and removable shower head along with a vertical towel rail.

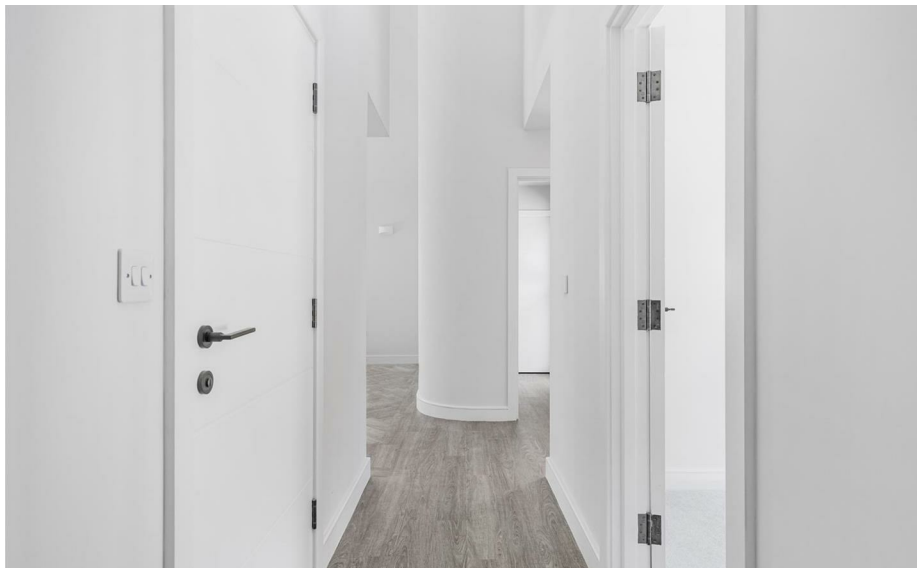
Bedroom 2 is a generously sized double bedroom with double glazed windows and main access to the loft. The loft is partly boarded with lighting and has a built in ladder for easy access.

Bedroom 3 consists of double glazed windows to front aspect and wall mounted vertical radiator. This room is also an ideal potential home office space and has designated router position located at high level.

The family bathroom is generously proportioned and features a walk in shower with inset shelf, separate double ended bath tub with removable shower head, as well as a vertical towel rail and built in electric toothbrush charger.

Outside, the rear garden is principally laid to turf with patio area to the side and composite decking to the rear with access steps leading into the property. The property also benefits from external lighting and outside tap.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		76	
(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		



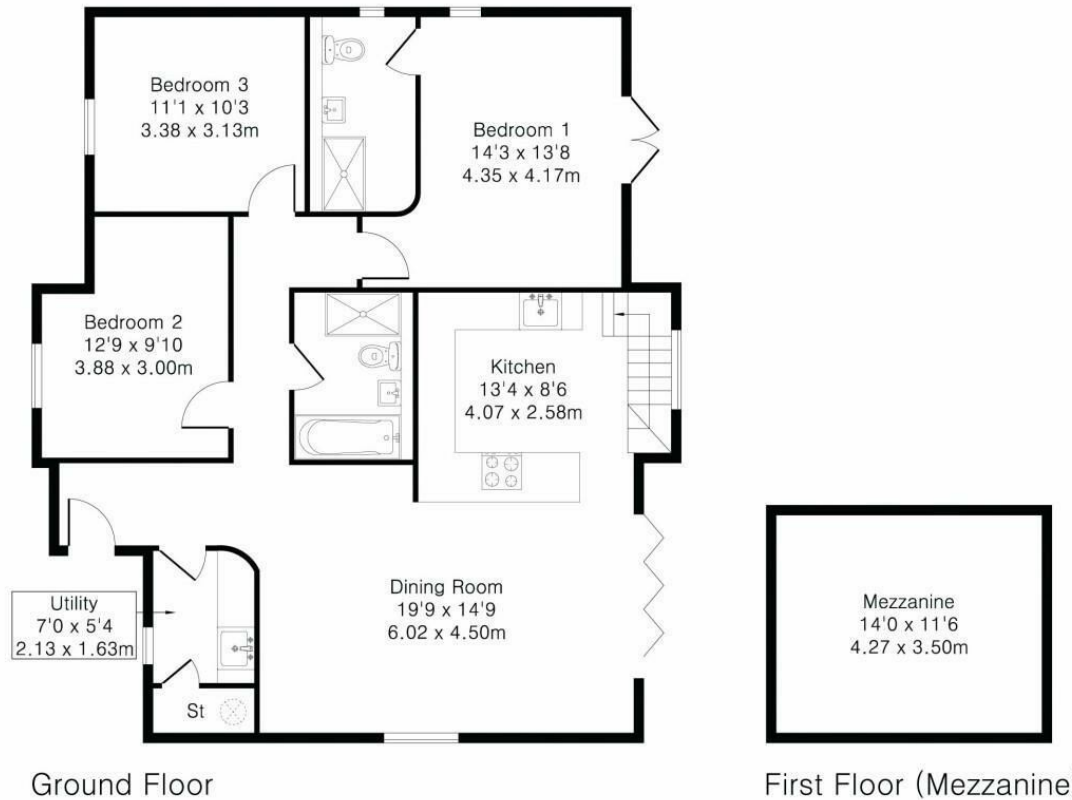
£799,995
 Tenure - Freehold
 Council Tax Band - TBC
 Local Authority - Cambridge City Council



Approximate Gross Internal Area 1245 sq ft – 116 sq m

Ground Floor Area 1084 sq ft – 101 sq m

First Floor (Mezzanine) Area 161 sq ft – 15 sq m



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