



Bishops Road, Trumpington, CB2 9NQ

**CHEFFINS**



# Bishops Road

Trumpington,  
CB2 9NQ

4 2 3

Guide Price £800,000

- Semi-Detached Family Residence
- Four Bedrooms
- Open Plan Kitchen/Dining/Living Room
- Downstairs Cloakroom
- Seperate Sitting Room
- En Suite Principle Bedroom
- Lengthy & Private Rear Garden
- Study

A most cleverly and sympathetically enhanced 1930s bay-fronted semi-detached home, offering elegant and well-proportioned accommodation across two floors, spanning approximately 1,645 sq. ft (153 m<sup>2</sup>). The residence features a spacious and inviting open-plan kitchen, dining, and sitting area, alongside an impressive principal bedroom suite. Nestled within mature, well maintained gardens, the property boasts a gravel driveway to the front, all while being ideally located on the sought-after southern side of the city, with excellent access to the city centre, major roadways, and railway stations, including the upcoming Cambridge South station, soon to be completed.





## LOCATION

Bishops Road in Trumpington is a highly desirable location that blends suburban tranquility with excellent accessibility to Cambridge and beyond. Situated in a vibrant neighbourhood, it offers close proximity to a range of amenities, including independent shops, cafes, and restaurants along Trumpington High Street. The area is also near the scenic Trumpington Meadows, perfect for outdoor activities and leisurely walks. Bishops Road offers an ideal setting for families, with its close proximity to a range of educational facilities. The area is home to several highly regarded schools, including Fawcett Primary School and Trumpington Community College, both within easy reach. Additionally, the renowned independent schools of The Perse and The Leys are just a short distance away. For commuters, Bishops Road provides excellent connectivity. Cambridge railway station, just a 15-minute cycle away, offers fast services to London King's Cross in under 50 minutes and London Liverpool Street in about 70 minutes. The soon-to-be-completed Cambridge South station, located near the Biomedical Campus and Addenbrooke's Hospital, will further enhance access to the capital and surrounding areas. With easy access to the M11 and frequent bus services, Bishops Road is exceptionally well-connected while retaining the tranquil charm of a residential neighbourhood.



**STORM PORCH**

covering panelled glazed entrance door leading into:

**ENTRANCE HALLWAY**

with exposed timber flooring, stairs rising to first floor accommodation, picture rails, understairs storage cupboard, double panelled radiator, panelled doors leading into respective rooms.

**SITTING ROOM**

with picture rails, working fireplace with tiled hearth and wooden mantel, wood effect flooring, double panelled radiator, double glazed square bay window overlooking front garden.

**STUDY**

with wood effect flooring, radiator, double glazed window to front aspect.

**OPEN PLAN KITCHEN/DINING ROOM**

Kitchen area comprises a collection of both wall and base mounted storage cupboards and drawers with a solid timber work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, drainer to side with tiled splashback, space for Range cooker with decorative tiled splashback, extractor hood above, space and plumbing for dishwasher, space for fridge and freezer, further storage units include inset pantry, former fireplace with fitted shelving, inset LED downlighters, double glazed window to side aspect, opening through to Dining Area with continuation of the wood effect flooring from the kitchen, radiator, double glazed window to side aspect and set of double glazed bi-folding doors leading out onto garden and following this round leads through to:

**FAMILY ROOM**

with wood effect flooring, radiator, picture rails, double glazed skylights, double glazed door leading out onto garden.

**UTILITY AREA**

with space and plumbing for washing machine, solid timber work surface, further fitted shelving, double glazed window to side aspect, further panelled door leading through into:

**CLOAKROOM**

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, tiled flooring, radiator, double glazed window fitted with privacy glass out onto side aspect.

**ON THE FIRST FLOOR****LANDING**

with panelled door providing access into airing cupboard housing pressurized hot water cylinder, loft access with drop down ladder and double glazed window to side aspect, panelled doors leading into respective rooms.

**PRINCIPAL BEDROOM SUITE**

with radiators, double glazed windows overlooking garden, panelled door leading through into:

**ENSUITE SHOWER ROOM**

comprising of a three piece suite with large walk-in shower cubicle, wall mounted shower head and glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, tiled flooring, extractor fan, double glazed window fitted with privacy glass out onto front aspect.

**BEDROOM 2**

with feature fireplace with cast iron surround and mantel, picture rails, radiator, double glazed window to front aspect.

**BEDROOM 3**

with picture rails, radiator, double glazed window overlooking garden.

**BEDROOM 4**

with built in cabin bed and storage/shelving, picture rails, radiator, double glazed window to front aspect.

**FAMILY BATHROOM**

which comprises of a three piece suite with combined

shower and bath with wall mounted shower head and hot and cold mixer bath tap, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand, heated towel rail, tiled flooring, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

**LOFT ROOM**

Accessed via a drop down ladder attached to the hatch, the space has been completely boarded and benefits from power and lighting as well as a skylight to rear aspect. Measurements of the loft are available upon request.

**OUTSIDE**

The front of the property is approached off Bishops Road via a dropped kerb leading onto a gravelled driveway, the remainder of the front garden is arranged in a bedded area full of flowering plants and mature shrubs, enclosed by timber fencing with a gate leading to a block paved pathway and in turn leading onto the front entrance door and gated access to the side with outside lighting and tap.

To the rear of the property is an extensive garden, approximately 170ft long, principally laid to lawn with a stone paved patio area led directly off the rear part of the property with outside lighting, continuation of the patio area leads to a large timber storage shed fitted power and with lighting. Carrying down the garden the lawn is bordered by well stocked bedding, mature apple tree and leads onto summerhouse accessed via a set of panelled glazed double doors and in front a raised decking area, further on down the garden is a continuation of the lawned area, mature willow tree, a number of raised beds and greenhouse area full of fruits and vegetables and to the very rear of the garden is another large timber storage shed.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



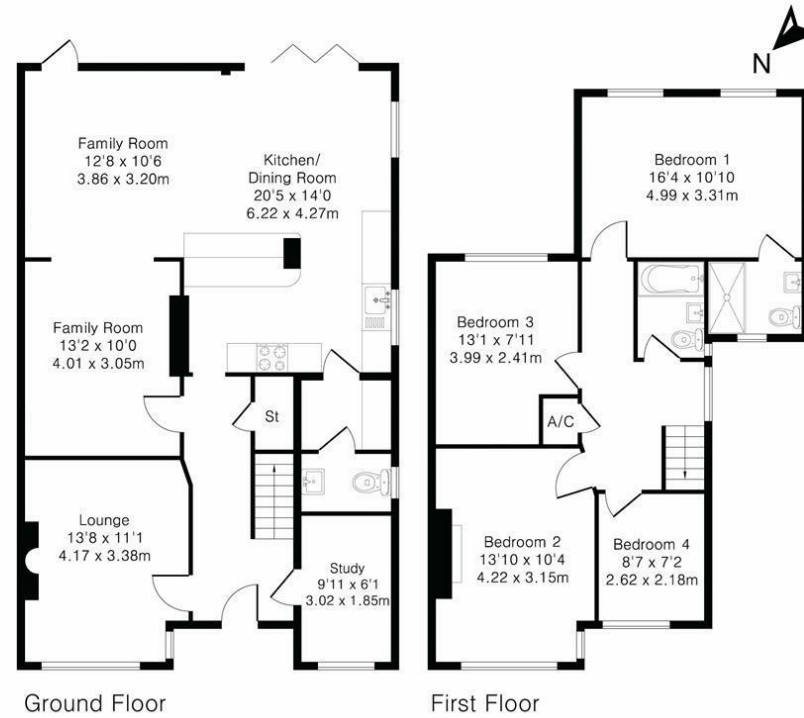
Guide Price £800,000  
 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - Cambridge City Council







Approximate Gross Internal Area 1645 sq ft – 153 sq m  
 Ground Floor Area 965 sq ft – 90 sq m  
 First Floor Area 680 sq ft – 63 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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