



Shelford Road, Trumpington, CB2 9NF

CHEFFINS

Shelford Road

Trumpington,
CB2 9NF

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Guide Price £1,250,000

- Detached Family Home
- Cleverly Extended And Much Enhanced By The Current Owners
- Expansive Open Plan Kitchen/Dining Room
- Six Bedrooms
- Three Bathrooms
- Sizeable Rear Garden With Office
- Off Street Parking With Bike Storage And EV Charging Point

A most impressive detached Victorian family home, which has been much improved by the current owners, with a high specification and cleverly designed open plan kitchen/dining room, further and highly flexible across three floors, occupying a most prominent and convenient position with an ease of access to a wealth of local amenities, Addenbrookes, city centre and the soon to open Cambridge South.





LOCATION

Shelford Road in Trumpington is a highly sought-after location offering an excellent blend of suburban living with convenient access to key amenities. The area is well-connected, with Cambridge city centre just a short drive or cycle away, and the M11 providing easy access to London and surrounding areas. Nearby, the soon-to-be-open Cambridge South Station will offer direct train services to London, making the area ideal for commuters, with travel times to King's Cross and Liverpool Street expected to be under an hour. Residents of Shelford Road benefit from proximity to the bustling Cambridge Biomedical Campus, home to Addenbrooke's Hospital and several world-class research institutions. The road is also close to a variety of local amenities, including supermarkets, restaurants, and independent shops in the heart of Trumpington village. The green spaces of Trumpington Meadows and Hobson's Park are within walking distance, providing plenty of outdoor leisure opportunities. The area is also well-served by a range of highly regarded schools, both primary and secondary, making it an ideal location for families.

COVERED ENTRANCE

panelled and frosted double glazed entrance door leading into:

ENTRANCE HALLWAY

staircase rising to the first floor, understairs storage cupboard, pull-out storage drawers, radiator.

LIVING ROOM

feature open fireplace, wooden mantel and surround, stone tiled hearth, radiator, secondary double glazed bay window to the front and twin glazed doors leading through to Kitchen.

FAMILY ROOM

with picture rail, feature fireplace, tiled hearth, wooden mantel and surround, radiator, exposed and sealed floorboards, double panelled radiator, secondary double glazed bay window to the front.

KITCHEN

Kitchen has been recently refitted by Cambridge Kitchens with a generous range of soft close storage cupboards and drawers with large island unit/breakfast bar with granite working surfaces with storage cupboards and drawers below and wine cooler, further range of cupboards and drawers with granite working surfaces with matching upstands, Miele fitted oven and induction hob with extractor fan, fitted and concealed Neff dishwasher, Blanco double bowl undermount sink unit with grooved drainer, Qooker boiling water tap, with waste disposal, fitted and concealed larder refrigerator, ceiling with a range of inset downlighters, architectural radiator, shelving, glazed display shelving with mirror back, double glazed window to the rear, tiled floor, open through to:

LIVING/DINING ROOM

feature vaulted ceiling with a good range of inset downlighters, remote control Velux rooflights with rain sensors, tiled floor with underfloor heating, double glazed window to the rear and bi-fold window and bi-fold doors.

BOOT ROOM

with open storage shelving and coat hooks, tiled floor, double bowl single drainer sink unit with mixer tap and range of fitted storage cupboards below, ceiling with inset downlighters, door through to:

INTEGRAL GARAGE

with tiled floor, up and over door to the front, downlighters.

UTILITY ROOM

with wall mounted Ideal Logic gas fired boiler providing domestic hot water and central heating system, plumbing and space for a pair of automatic washing machines and space for fridge/freezer, wall shelving, coving, radiator, double glazed door to the rear leading out to the garden.

CLOAKROOM

fitted with white suite comprising wash hand basin with tiling to splashbacks, low level w.c., tiled floor, radiator, double glazed and frosted window to the side.

ON THE FIRST FLOOR**LANDING**

staircase rising to the second floor, full height vaulted roof lantern, double glazed Velux rooflight, double glazed window to the front.

BEDROOM 1

picture rail, double panelled radiator, double glazed window to the front.

DRESSING ROOM

range of open fronted fitted furniture with hanging rails and drawers and shelving, vaulted ceiling with inset downlighters, double panelled radiator and double glazed window to the front.

ENSUITE SHOWER ROOM

with glazed sliding door, large walk-in tiled shower with glazed screen, wash hand basin with mixer tap and storage cupboards below, dual flush w.c., tiled floor with underfloor heating, tiled walls, double glazed window to the rear, vaulted ceiling with inset downlighters, extractor fan.

BEDROOM 2

double panelled radiator, picture rail, double glazed window to the front.

BEDROOM 3

double panelled radiator, double glazed window to the rear.

BEDROOM 4

double panelled radiator, double glazed windows to the side and rear.

FAMILY BATHROOM

with white four piece suite comprising panelled bath with mixer tap, dual flush w.c., wash hand basin with mixer tap and storage cupboards and drawers below, tiled shower cubicle with glazed door and wall mounted controls, tiled floor, cupboard housing pressurised hot water cylinder, tiled walls, radiator, double glazed and frosted window to the rear.

ON THE SECOND FLOOR**LANDING**

rooflight.

BEDROOM 5

eaves storage cupboard, double glazed Velux rooflight, double glazed window to the rear, double panelled radiator, and ceiling with inset downlighters.

BEDROOM 6

ceiling with inset downlighters, eaves storage, double panelled radiator, double glazed window, double glazed Velux rooflight.

SHOWER ROOM

with white suite comprising tiled shower cubicle, wall mounted wash hand basin, tiling to splashbacks, low level w.c., architectural radiator, tiled floor, double glazed and frosted window to the rear.

OUTSIDE

Block paved driveway to the front with parking for several vehicles, mature tree, bin storage area and covered bicycle store.

Rear garden of good size principally laid to lawn with timber decked area, pathway leading to GARDEN STUDIO with power and light connected and hardwired internet. Gazebo, storage shed, playhouse, greenhouse, flowering and shrub beds, side access, enclosed by fencing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	80
(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 £1,250,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - Cambridge



Approximate Gross Internal Area 2339 sq ft - 217 sq m

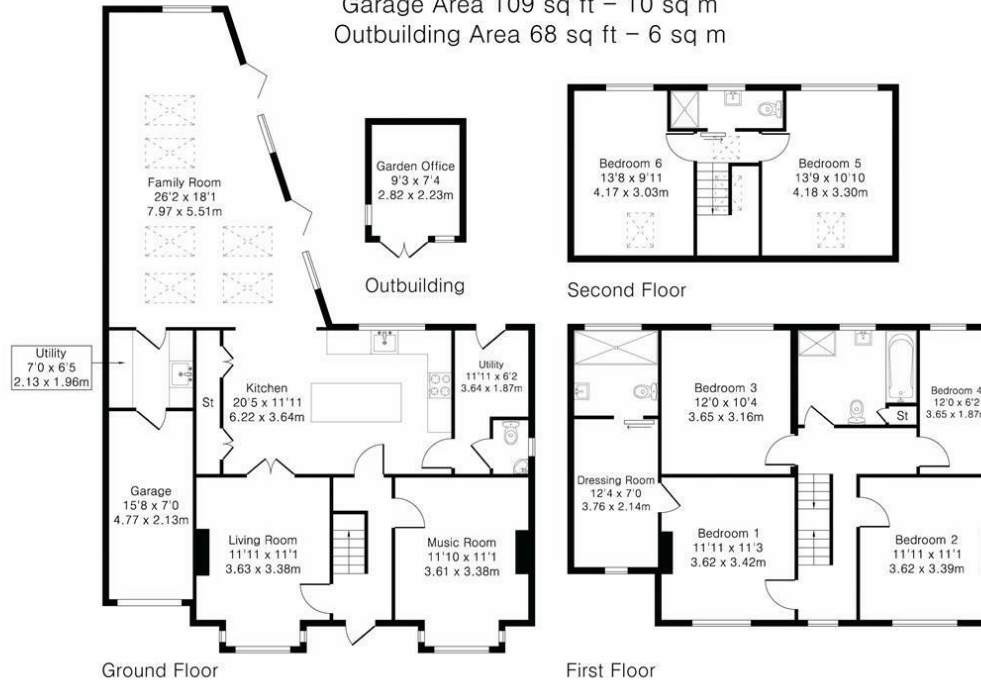
Ground Floor Area 1102 sq ft – 102 sq m

First Floor Area 806 sq ft – 75 sq m

Second Floor Area 363 sq ft – 34 sq m

Garage Area 109 sq ft – 10 sq m

Outbuilding Area 68 sq ft – 6 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.