



Shelford Road, Trumpington, CB2 9ND

CHEFFINS

Shelford Road

Trumpington,
CB2 9ND

- Driveway Parking
- Generous and Well Established Rear Garden
- Sought After Residential Location
- Easy Access to Addenbrookes
- High Specification Accommodation

An impressive three bedroom semi detached home constructed circa 1927 with significant extensions on the ground floor, situated in a highly sought after residential location offering easy access to both Addenbrookes and the southern side of the city. The high specification accommodation extends to approximately 1,069 sq. ft. arranged over two floors with the added benefit of driveway parking and a 162 ft rear garden.

3 1 2

Guide Price £700,000





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.

ENTRANCE HALLWAY

With entrance door, stairs to the first floor, wood effect flooring, under stairs storage cupboard, doors to:

SITTING ROOM

With bay window to the front aspect, wooden flooring, feature fireplace with tiled hearth and inserts.

DINING AREA

With wood effect flooring, fitted cupboards and shelves, under stairs storage cupboard, open to:

KITCHEN/FAMILY ROOM

An impressive open plan space with lantern roof lights over, bespoke fitted kitchen with a range of eye and base level high gloss handleless units, quartz counter with inset sink and a half with chrome mixer tap over, Rangemaster oven with chimney style extractor hood over, space for fridge freezer, space for dishwasher, integrated wine fridge, island with breakfast bar and quartz counter with inset pop sockets, wood effect flooring, underfloor heating, bifold doors opening to the garden, door to:

UTILITY ROOM

With door to side access, range of eye and base level units, oak counter with inset sink with chrome mixer tap, door to:

GUEST CLOAKROOM

With window to the side aspect, low level wc with eco flush button, wall mounted wash basin with chrome mixer tap over.

FIRST FLOOR**LANDING**

With window to the side aspect, loft access via hatch, doors to:

BEDROOM 1

With window to the front aspect.

BEDROOM 2

With window to the rear aspect.

BEDROOM 3

With window to the side aspect.

FAMILY BATHROOM

With window to the front aspect, suite comprising; low level wc with eco flush button, pedestal wash basin with chrome mixer tap over, panelled bath with shower over, tiled walls, tiled floor.

OUTSIDE

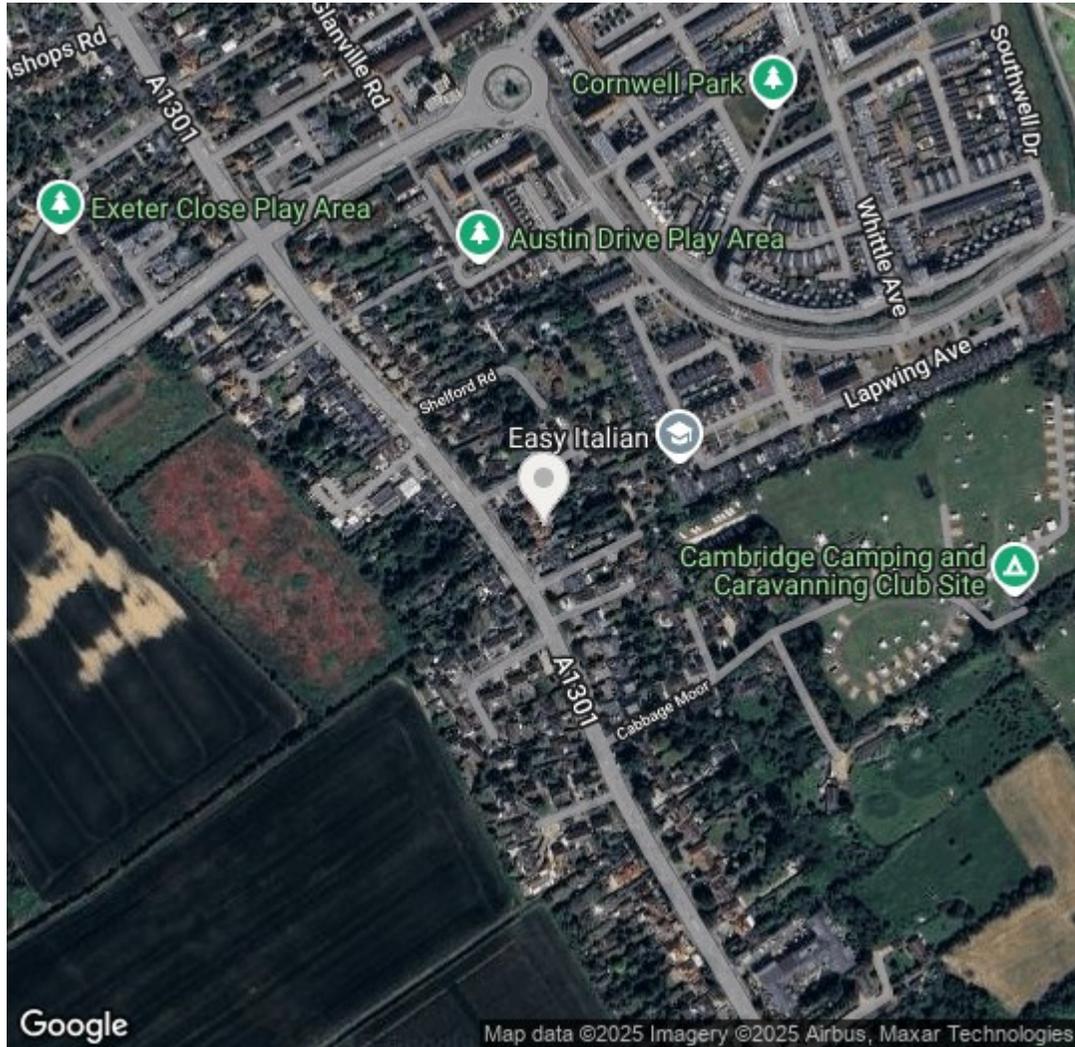
The front of the property offers driveway parking for two cars with a pathway leading to the entrance door and features well maintained lawn areas with mature hedgerow borders.

The fully enclosed rear garden has been thoughtfully landscaped featuring patio seating areas, lawned areas, a selection of storage sheds, a range of trees and mature shrubs, slate pathways, external lights and sockets, an outside tap and gated side access.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 £700,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - Cambridge

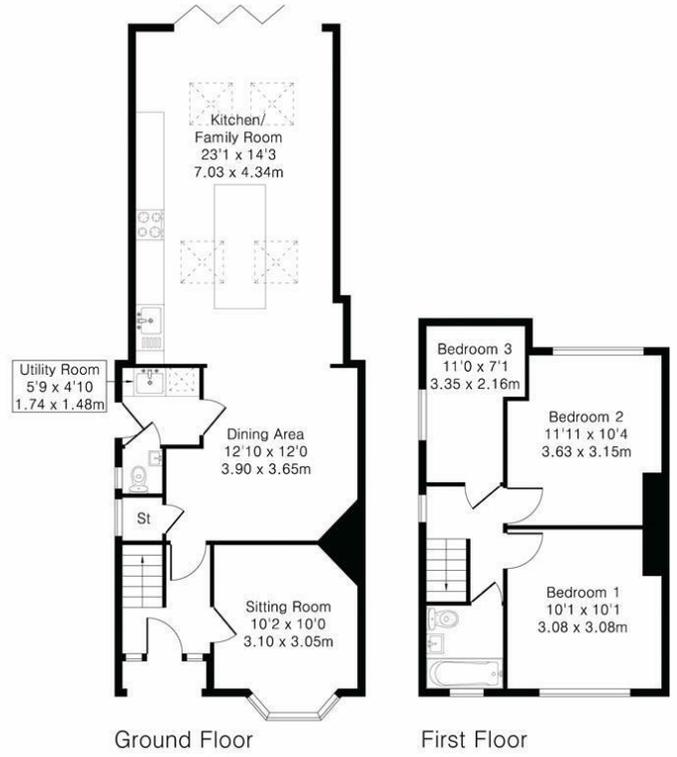




Approximate Gross Internal Area 1069 sq ft - 99 sq m

Ground Floor Area 699 sq ft – 65 sq m

First Floor Area 370 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.