



Addenbrookes Road, Trumpington, CB2 9AZ

**CHEFFINS**



## Addenbrookes Road

Trumpington,  
CB2 9AZ

A brand new three storey residence benefitting from spacious and well proportioned accommodation with enclosed rear gardens and parking space with EV point forming part of this eagerly sought after suburb of the city on the favoured southern side.

3 2 1

**Guide Price £625,000**





## LOCATION

The property is so conveniently placed for access to a wide range of local amenities, including, shops, cafes, restaurants, country park, schooling as well as being close to Cambridge South railway station due to open in 2026.





## PAVED PATHWAY

leading to:

## COVERED ENTRANCE

with outside light and solid entrance door leading into:

## RECEPTION HALLWAY

ceiling with inset downlighters, mains wired smoke alarm, staircase rising to the first floor, underfloor heating controls, tiled floor with recessed matwell and triple glazed window to the front.

## CLOAKROOM

fitted with white suite comprising close coupled dual flush w.c., and wall hung wash hand basin with mixer tap, tiling to splashbacks, storage cupboard below, ceiling with inset downlighters, air vent, tiled floor with underfloor heating controls, part tiled walls, triple glazed and frosted window to the front.

## KITCHEN/DINING/SITTING ROOM

Kitchen is fitted with high quality handle less soft close storage cupboards and drawers with stone working surfaces with matching upstands and one and a half bowl undermount sink unit with mixer tap and grooved drainer. AEG fitted appliances including electric fan oven, microwave combination oven, 4 ring induction hob with extractor hood above, fitted and concealed refrigerator with 3 drawer freezer unit below, fitted and concealed dishwasher, pull-out bins, ceiling with inset downlighters, air vent, television point, underfloor heating controls,

understairs storage cupboard, triple glazed sliding doors to the rear leading out to the garden.

## ON THE FIRST FLOOR

### LANDING

with staircase rising to the second floor with painted handrail, newel post and spindles, double panelled radiator, cupboard housing air source heating controls and hot water tank.

### BEDROOM 2

double panelled radiator, air vent, floor to ceiling triple glazed windows to the rear, television point.

### BEDROOM 3

with double panelled radiator, floor to ceiling triple glazed windows to the front.

### BATHROOM

fitted with white suite comprising panelled bath with mixer/shower tap with glazed shower screen, tiling to surround, wash hand basin with mixer tap and storage cupboard below, close coupled dual flush w.c., part tiled walls, tiled floor, heated towel rail/radiator, ceiling with inset downlighters.

## ON THE SECOND FLOOR

### LANDING

with wall light and cupboard housing Vent Axia mechanical air recirculation unit.

### BEDROOM 1

air vent, double panelled radiator, double glazed Velux rooflight.

## ENSUITE SHOWER ROOM

walk-in tiled shower with sliding glass door, wall hung wash hand basin with mixer tap and storage cupboard below, close coupled dual flush w.c., part tiling to walls, tiled floor, heated towel rail/radiator, ceiling with inset downlighters, air vent.

## OUTSIDE

Paved pathway, front garden with shrubs. Rear garden enclosed by fencing with paved patio area, lawned area, outside lighting, tap and power, bin/bike store with weatherboarded elevations underneath a sedum roof, air source heat pump, gated access to the rear leading to allocated parking space with electric car charging point. Vehicular access is off Austin Drive.

## AGENTS' NOTE

There is a annual charge for the maintenance of the communal areas and it is currently circa £500 per year and a company will be set up with all of the residents.

The predicted EPC rating is a B rating.







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

Guide Price £625,000

Tenure – Freehold

Council Tax Band – New Build

Local Authority – Cambridge City Council

**Approximate Gross Internal Area 1112 sq ft - 104 sq m**

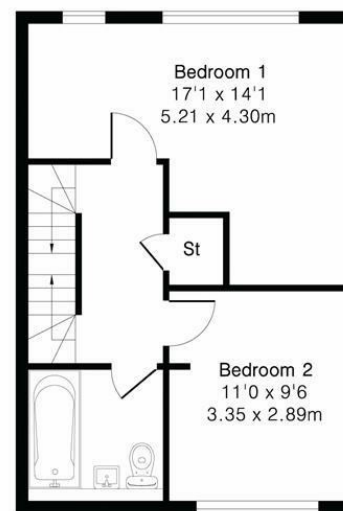
Ground Floor Area 440 sq ft – 41 sq m

First Floor Area 440 sq ft – 41 sq m

Second Floor Area 232 sq ft – 22 sq m



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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[For more information on this property please refer to the Material Information Brochure on our website.](#)



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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.

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