



154 sqm / 1664 sqft

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Off road parking

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891 sqm / 0.22 acre

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1930s

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Semi-detached house

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EPC - TBC

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5 bed, 2 recep, 2.5 bath

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Council tax band - D

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Shelford Road

A significantly improved and extended 5 bedroom family house with an impressive 70m / 230 ft rear garden and a stunning open plan kitchen/dining/family room.



Guide Price  
£750,000



49 Shelford Road is an attractive semi-detached house which has been thoughtfully extended to provide generous and flexible accommodation over three floors.

The house is set well back from Shelford Road between its junctions with Trumpington High Street and Addenbrooke's Road, giving brilliant access into and out of the city. A cycleway, which joins the guided bus cycle path and leads straight to Addenbrooke's and the central railway station, runs from right outside the house, giving the easiest of car-free commutes.

At the heart of the property is an impressive open plan kitchen/family/dining room, which is incredibly light and features a vaulted ceiling with skylights and bi-fold doors to the garden. The kitchen is fitted with high gloss white units and contrasting granite work surfaces, triple ovens, hob, microwave, integrated fridge and freezer, dishwasher and washing machine. Complimenting this area is the engineered oak flooring, which is also found in the hall and sitting room.

On the first floor, there are three bedrooms with bedroom one having a modern three-piece shower room and there is a further similarly styled separate family bathroom. Stairs lead to the second floor where there are two additional double bedrooms, a study and a shower room.

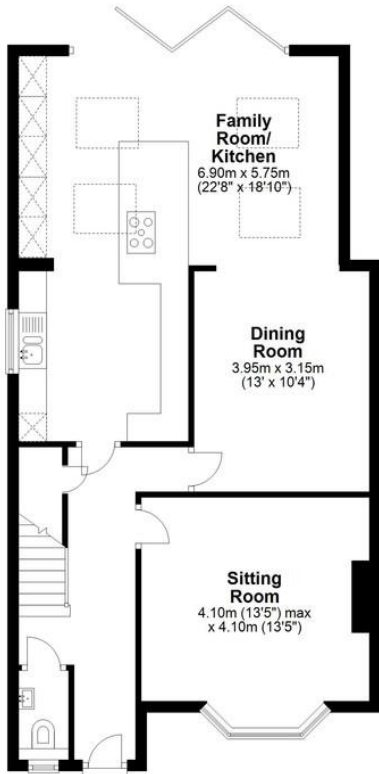
There is a block paved drive with space for 2/3 cars and a side passage leading to the rear garden.

The garden extends to around 70m / 230ft in length and there is a raised paved terrace, which leads to the lawn with flower beds and mature trees. The original garage is in place which provides useful storage for bike and garden furniture. It has power and light connected.



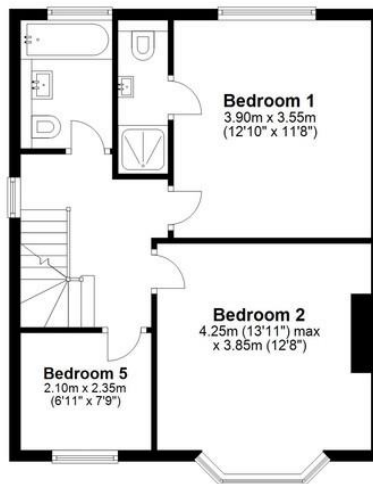
### Ground Floor

Approx. 73.1 sq. metres (787.3 sq. feet)



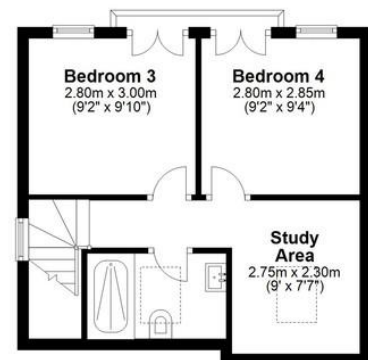
### First Floor

Approx. 48.8 sq. metres (525.3 sq. feet)



### Second Floor

Approx. 32.6 sq. metres (351.2 sq. feet)



Total area: approx. 154.6 sq. metres (1663.8 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk)  
Plan produced using PlanUp.

Total area:  
Approx. 155 sqm  
(1,664 sqft)



Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community. It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus, one of a few purpose built cycle routes, or even an enthusiastic walk. The city's mainline station can be easily reached along the guided busway cycleway without having to mix with car traffic at all.

The area has three primary schools and a brand new state-of-the-art secondary school built in 2016 with excellent sporting facilities. Many of the city's finest private schools are within easy cycling distance. There are also various restaurants, pubs, shops, a post office, barber, GP surgery, pharmacy, library and community centre. There is a major Waitrose supermarket and a Sainsbury's local.

Trumpington Meadows nature reserve links Trumpington through to Byron's Pool and Grantchester and there is a second country park between Trumpington and the Addenbrooke's campus. Various bridleways and footpaths lead immediately out into the countryside towards Harston, Haslingfield, Barton and Grantchester.

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