



137 Shelford Road, Trumpington, Cambridge, CB2 9ND
Guide Price £950,000 Freehold



rah.co.uk
01223 800860

A MOST ATTRACTIVE BAY-FRONTED, DETACHED FAMILY RESIDENCE, EXTENDED AND MUCH IMPROVED, SET WITHIN A LARGE, MATURE GARDEN AND CONVENIENTLY LOCATED FOR THE CITY CENTRE.

- 4 bedroom detached house
- 3 reception rooms
- Well equipped kitchen plus utility room
- Ample parking and garage
- Large, mature rear gardens

The property enjoys a prominent, non-estate position set back and screened from the road whilst so conveniently placed for the city centre and Addenbrooke's Medical Campus. Over the years, the property has been extended and much improved boasting spacious and versatile accommodation with ample parking, a large, one car garage and a mature and private rear garden measuring over 150ft in length.

In brief, the accommodation comprises a welcoming reception hall with solid wood flooring, stairs to the first floor and personal door to the garage. There are three reception rooms including a bay-fronted sitting room with feature fireplace, lounge with vaulted ceiling and bifold doors to the garden and a dining room with a study area just off. The kitchen is fitted with attractive cabinetry, ample granite working surface with inset ceramic butler sink and integral appliances including an induction hob, double oven, extractor and a fridge plus a discreetly concealed wall-mounted, gas-fired central heating boiler. Just off is a handy utility room with base level and wall-mounted storage cupboards, solid wood work surfaces, space for the usual white goods plus a door to the garden.

Upstairs there are four good-sized bedrooms, refitted ensuite to the bay-windowed master bedroom plus a refitted family bathroom.

Outside, there is a gravelled driveway providing parking for four cars and leads to the garage with electric roller door, power and light connected. The rear garden is generously proportioned and enjoys excellent levels of privacy and seclusion, laid mainly to lawn with well-stocked flower and shrub borders and beds, a wide selection of trees and bushes and a generous Indian sandstone patio, ideal for alfresco dining / entertaining. To the rear of the garden is an enclosed vegetable, herb and fruit garden with raised beds, greenhouse, timber shed plus a large workshop with power and light connected.

Location

The property is situated between Trumpington and Great Shelford and therefore benefits from the amenities in both locations. Great Shelford is just 4 miles south of Cambridge. There is an active village community centre around Woollards Lane where there is a library, dentist, village hall and recreation ground, numerous shops including newsagent, hairdresser, beauty salon, baker, butcher, grocer, marvellous deli and the Health Centre in Ashen Green. There is a Church of England Infant and Junior School in the village. The Gog Magog Hills and Golf Club, Wandlebury and the Roman Road are within two miles. The mainline station here provides access to Cambridge and London Liverpool Street.

Trumpington is an eagerly sought after residential area under two miles from Cambridge City centre. Approach to the city is fast and direct and includes a traffic-free cycle route alongside the guided busway.

Trumpington Primary School and Trumpington Community College are within a few minutes' walk; as is the Trumpington Medical Centre, a separate pharmacy, a dentist, a Sainsburys Local, a Nisa grocery store, a library and café, and an additional separate café. Waitrose is close by and most of the city's famous schools are within easy reach. Trumpington is moments from Addenbrooke's Hospital and also Junction 11 of the M11 on which Stansted airport can be reached within a 30 minute drive.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - F

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Approx. gross internal floor area 154 sqm (1650 sqft) excluding Garage and Store

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

