



5 The Brambles, Trumpington, Cambridge, CB2 9LY
Guide Price £1,050,000 Freehold



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A SUBSTANTIAL, DETACHED FAMILY RESIDENCE WITH GREAT SCOPE FOR EXPANSION SUBJECT TO PLANNING, SET WITHIN GARDENS AND GROUNDS APPROACHING 0.25 OF AN ACRE AND LOCATED WITHIN THIS QUIET CUL-DE-SAC AND POPULAR RESIDENTIAL AREA.

- 4 bedroom, 2 bath detached family home
- 1524 sqft
- 0.25 acres
- Scope for expansion subject to planning
- Off-road parking and double garage
- Large kitchen/breakfast/family room
- Gas fired central heating to radiators
- Built in the 1980s
- EPC - C - Council Tax Band - G
- Chain free

The Brambles is a small, select cul-de-sac of just six detached houses constructed in the 1980s and conveniently placed for the city centre, Addenbrooke's and M11, which are all close by. The property boasts off-road parking, double garage together with mature gardens and grounds extending to 0.25 acres and offers great scope for expansion and updating.

The accommodation comprises a generous and welcoming reception hall with stairs to the first floor accommodation, fitted coat cupboard, Karndean flooring and a cloakroom w.c. just off. The bay-fronted, dual aspect sitting room boasts French doors out to the garden and a feature gas fire with marble surround and hearth. The kitchen/dining/family room is a generously proportioned space fitted with attractive cabinetry, a range of integral appliances plus a handy utility room just off.

Upstairs around the galleried landing are four good-sized bedrooms and a family bathroom. The master bedroom has fitted wardrobe cupboards and an ensuite shower room.

Outside, the property is tucked-away within the cul-de-sac with a lawned front garden, tarmac driveway for two cars, leading to the double garage with two electric roller doors, power and light connected. Side access leads to the mature rear garden which measures 175 feet in length and is laid mainly to lawn with well-stocked flower and borders and beds. There is a wide and varied selection of mature trees, shrubs and bushes, a paved patio and all enjoys excellent levels of privacy.

Location

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. All usual facilities are readily available including excellent shopping, with Waitrose a short walk away and The Shelfords nearby. There are several good local schools and the property is ideally placed for access to the M11, Addenbrooke's Hospital and the Cambridge Biomedical Campus. Most of the city's schools are also within easy reach.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.

Council Tax Band - G

Fixtures and Fittings

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

Viewing

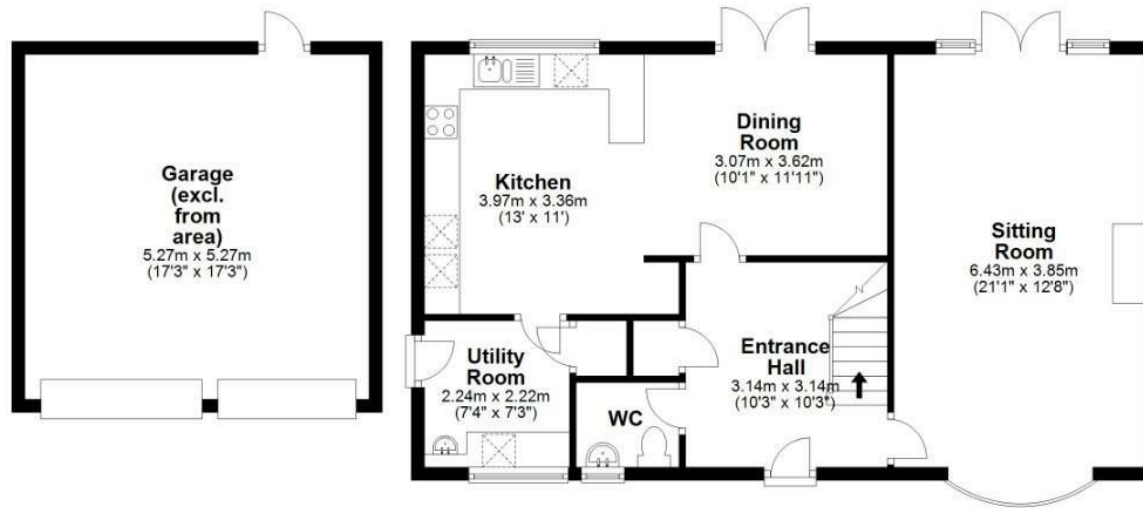
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





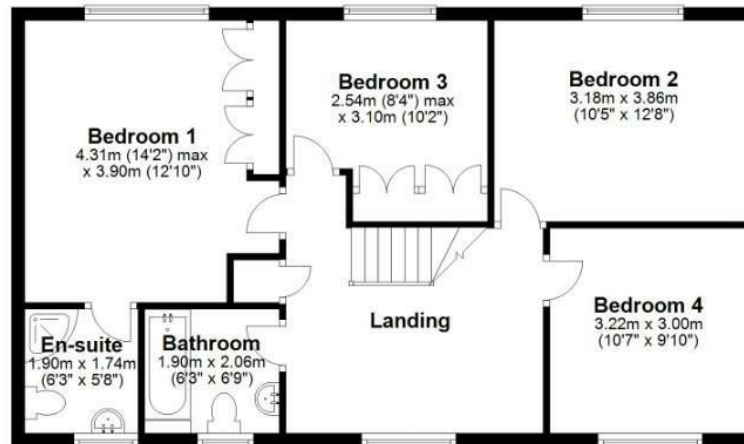
Ground Floor

Approx. 70.7 sq. metres (761.4 sq. feet)



First Floor

Approx. 70.9 sq. metres (763.0 sq. feet)



Total area: approx. 141.6 sq. metres (1524.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	80
	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.

