



Plot 3, 60 to 66 Trumpington Road, Cambridge, CB2 8EX  
Guide Price: £1,300,000 Freehold



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**A stunning and superbly located high-specification mid-terraced townhouse of individual and striking architectural design, offering well-planned and flexible accommodation, situated on the highly-desirable Trumpington Road.**

4 bedrooms • en suite shower room • luxury bathroom • shower room (2) • entrance hall • sitting room • kitchen /dining room • utility room • cloakroom and w.c. • landscaped rear garden • garden studio • off street parking • 10 year warranty

The property is designed and finished to a high standard throughout with accommodation set over three floors and extending to around 1894 sq ft. On the ground floor there is an entrance hall, with high ceilings leading to the living room and a spacious open-plan kitchen/dining room. The space provides a welcoming hub in which to congregate as a family, cook, dine and entertain, with large bifold doors providing that all-important connection to the outdoors. The kitchen itself features hand-crafted kitchen units finished to the highest of specifications with an arrangement of integrated Siemens appliances, contemporary handle-less flat fronted cabinetry, and quartz stone worksurfaces. Beautiful engineered oak flooring flows throughout the ground floor accommodation and pairs perfectly with the muted carefully chosen colour scheme.

The first-floor accommodation comprises a landing, principal bedroom with sliding doors overlooking the rear garden with a well-appointed en-suite shower room; bedroom two and a beautifully finished family bathroom. A second staircase leads via a bespoke glass atrium to the landing with an impressive vaulted double bedroom to the front of the property and a further double bedroom to the rear. There is also a shower room.

Outside, the property is set back from the road with off-road parking for one car. The rear garden is laid to lawn and is enclosed by fencing. Particularly worthy of note to the rear of the garden is a brick-built studio/home office, extending to around 126 sq ft, with Category 6 wiring back to house to enable Wi-Fi coverage.

**LOCATION**

The property is well located for access to Addenbrooke's and the biomedical campus (1.5 miles), the city centre (1.8 miles) and to the M11 at Junction 11(1.5 miles). The excellent private and state schooling within the city is also easily accessible, along with the Botanic Gardens. Cambridge mainline railway station (1.8 miles) offers trains to both London Liverpool Street (70 minutes) and London Kings Cross (43 minutes), Waitrose superstore 0.9 miles, Stansted Airport 28 miles.

**TENURE**

Freehold

**PARKING**

One parking space to front of property included in Freehold and two shared spaces for visitors between the four properties.

**SERVICES**

Mains water, electric and drainage are connected.

**CONNECTIVITY**

Broadband is available at the address via fibre cable.  
Mobile phone signal is suggested to be good in this area.

For further information visit: <https://checker.ofcom.org.uk>

**LOCAL AUTHORITY**

Cambridge City Council - Council tax band to be confirmed.

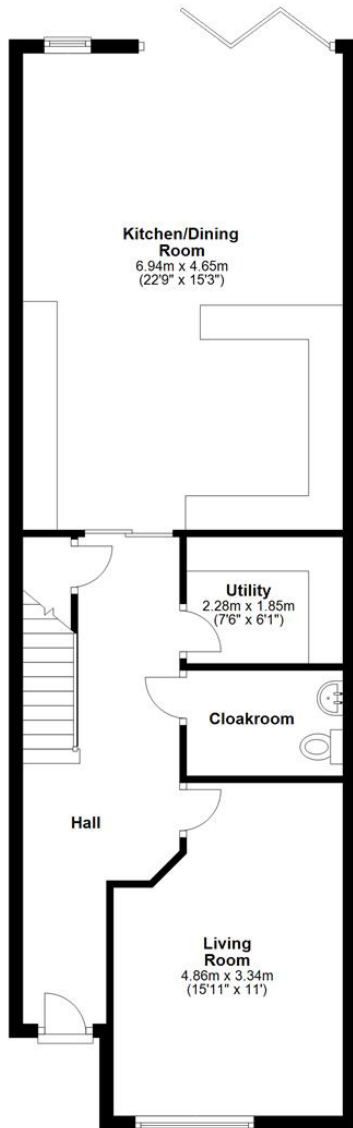
**FIXTURES AND FITTINGS**

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

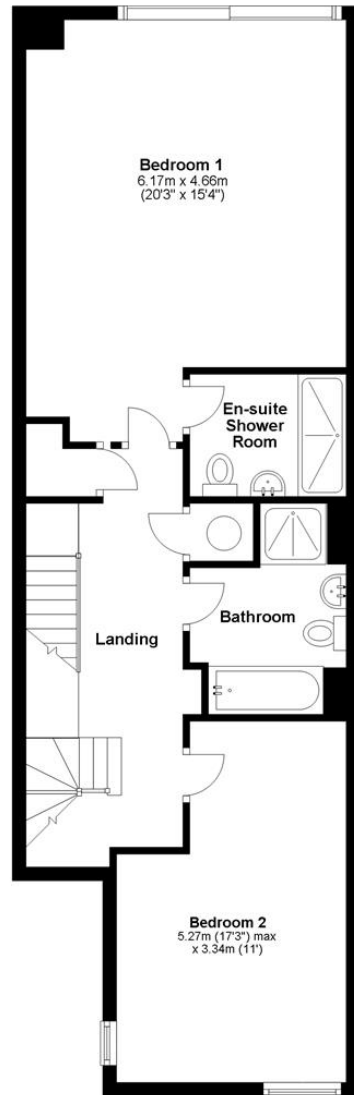




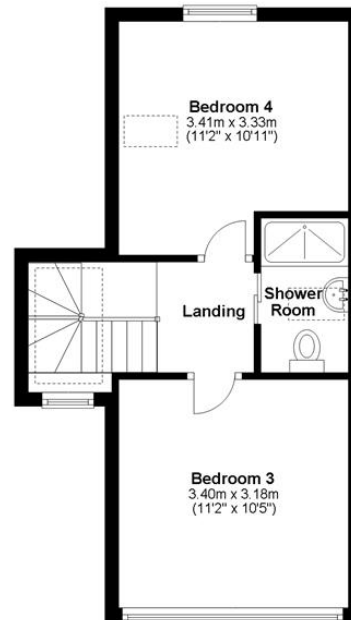
**Ground Floor**



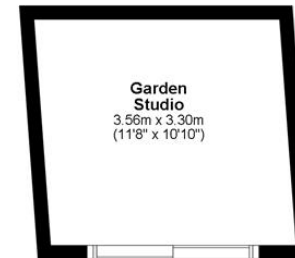
**First Floor**



**Second Floor**



**Garden Studio**



Score	Energy rating	Current	Potential
92+	A	96 A	96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx. gross internal floor area 176 sqm (1894 sqft) Garden Studio 11.75 sqm (126 sqft) Total 187.75 sqm (2020 sqft)

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.





# SPECIFICATION

## KITCHEN

- Bespoke, hand-made kitchen with flat-fronted units in an attractive matt finish, incorporating 'magic corner' cupboards, integrated waste units and spice racks
- Quartz worktops and matching upstands in neutral 'White Storm' colour. 'Waterfall' edges to end of units
- Nikolatesla Induction Hob with downdraft extraction
- Under-mounted Franke sinks
- Integrated Siemens appliances: Oven, Combi Oven with Microwave function, Dishwasher and full height, built-in Fridge and Freezer units
- Water softener
- Caple under-counter Wine Cooler
- LED strip lighting to underside of wall units
- Feature double sliding doors to kitchens

## UTILITY ROOM

- Bespoke hand-made wall and base units to match Kitchen
- Under-mounted Franke sinks
- Quartz worktops and matching upstands in neutral 'White Storm'
- Plumbing and space for washing machine and separate tumble drier

## HEATING AND WATER SYSTEM

- Samsung Air Source Heat Pump (instead of a gas boiler)
- Heat Recovery Ventilation System via a Titan unit
- Underfloor heating throughout with independent zoned thermostats
- 300ltr unvented hot water cylinder with electric immersion heater
- Outside taps at both the front of property and garden studios

## FLOORING

- Engineered oak flooring to ground floor, with colour matched oak doors
- Porcelanosa tiled floors to bath and shower rooms
- Wool loop pile carpet to bedrooms, stairs and landings – 'Brockway's Beachcomber Driftwood'
- Contemporary pocket doors to top floor shower rooms

## ELECTRICAL

- 7KW electric car charger
- Solar panel installations – 2KW on 60, 62 and 64, 1.4KW on No.66
- Category 6 Data wiring throughout, including to the Garden Studios
- Intruder alarm from Briar Alarms
- Aerial sockets to all reception rooms and bedrooms with option to connect to a digital aerial or cable
- Data points to all reception rooms and bedrooms
- WI-FI extenders installed on all floors
- LED down lighters throughout, with dimming switches
- 3 amp lamp circuits in all living rooms and kitchen of No.66
- External lights to front and rear. Provision for garden lighting
- External waterproof power socket
- High quality wall light fittings, predominantly from Astro lighting
- Wired smoke alarms

## CONSTRUCTION AND EXTERNAL FINISHES

- Designed by RIBA Award winning Architects, Haysom Ward Miller (RIBA House of the Year Winners 2018, RIBA National Award 2022)
- High quality facing brickwork to ground floor, with contrasting light render above
- Anthracite zinc roof with feature gable at second floor with cedar cladding
- Galvanised and powder coated steel balustrades to front and rear bedrooms
- Zinc guttering and downpipes
- Aluminium Velfac double-glazed windows throughout
- Full width aluminium Velfac RIBO sliding doors to the rear bedrooms
- High quality Sunflex 55 aluminium bi-fold doors in the kitchens from ID Systems
- Bike and bin stores to the front of the properties, built with steel frames, matching brickwork, green roofs and attractive cedar clad doors
- Constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations

## BATHROOMS, EN-SUITE AND CLOAKROOM

- Porcelanosa floor and wall tiles
- Contemporary white Duravit sanitaryware, including wall hung WCs
- Chrome mixer taps, shower and bath fittings
- Bette baths
- Vanity units with wash basins over in en-suites
- Walk-in showers to en-suites
- Bathroom mirrors above basins
- Ashdown electric chrome towel rails
- Underfloor heating

## GARDEN STUDIO

- Creative spaces with vaulted ceilings
- High quality facing brickwork to match houses and slate tiled roofs
- Aluminium Velfac RIBO sliding doors to front elevation
- Level access onto Porcelanosa paved terrace
- Category 6 wiring back to house to enable Wi-Fi coverage

## LANDSCAPING

- Dwarf wall and railings to Trumpington Road boundary
- Permeable block paving driveway with bonded gravel parking areas
- Porcelain front paths and rear patios from Porcelanosa
- Communal areas at front to be landscaped with mature shrubs
- Bollard lighting to main entrance and downlights to light front paths
- Rear gardens turfed, with a bed for planting alongside patio.
- Horizontal Venetian style fencing from Jacksons Fencing
- Ecological enhancements with swift boxes on the houses and hedgehog friendly gravel boards

## WARRANTY

10-year Advantage warranty

