



2 Nightingale Cottages, 58 Trumpington Road, Cambridge, CB2 8EX
Guide Price: £700,000 Freehold



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A beautifully presented, fully refurbished & newly extended 2 bedroom Victorian terraced property benefitting from a 121 Sq ft new build garden studio/office & off road parking for 2 - 3 vehicles

- 2 bedrooms
- luxury bathroom
- open plan living accommodation
- quality fitted kitchen
- w.c.
- new gas fired boiler to underfloor heating and radiators
- rear garden
- brick-built garden studio/office
- off street parking

The property offers a rare opportunity to purchase a beautiful Victorian cottage, dating back to the 1860's that has recently been sympathetically extended together with a project of complete renovation, to create a modern insulated, low maintenance home, featuring high quality fixtures and fittings throughout.

As you enter the property, the quality speaks for itself and the carefully chosen materials and finishes blend to offer a tranquil home. The open plan living accommodation offers three distinct zones, with sitting area, dining area and a luxury handmade kitchen with quartz worktops, built-in appliances and bi-fold doors allowing access to the rear garden. There is also a ground floor cloakroom with a W.C.

On the first floor, the landing leads to two double bedrooms, one with feature cast iron fireplace. There is also a quality family bathroom, with shower over bath.

Outside, the property is set back from the road with driveway parking for two to three vehicles and a recently landscaped garden laid to grass, with path to the front door and a secure lockable cycle store. To the rear of the property is an enclosed low maintenance courtyard garden, laid to gravel, with two generous paved terraces and a self contained 121 Sq ft new build fully insulated garden studio/home office complete with Cat 6 cabling and sliding doors, offering versatile extra day room accommodation suitable for a wide variety of uses - home office, gym, games room etc.

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 King's Cross (43 minutes), Waitrose superstore 0.9 miles, Stansted Airport 28 miles.

TENURE

Freehold

PARKING

Off road parking for two to three cars to front of property included in Freehold.

SERVICES

Mains water, gas, electric and drainage are connected.

LOCAL AUTHORITY

Cambridge City Council - Council tax band D.

CONNECTIVITY

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



2 NIGHTINGALE COTTAGES,
TRUMPINGTON ROAD, CAMBRIDGE
Total Approximate Internal Area: 85m sq/ 916 sq ft
Studio: 11m sq/ 121 sq ft
Total: 96m sq/ 1037 sq ft



FIRST FLOOR



GROUND FLOOR

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



SPECIFICATION

KITCHEN

- Bespoke, hand-made kitchen with flat fronted units
- Quartz worktops and matching upstands in neutral 'White Storm' colour
- Bosch hob with Elica extractor
- Under-mounted chrome sink
- Integrated Bosch appliances: oven, dishwasher and full height fridge/freezer unit
- Aquabion water conditioner
- LED strip lighting to underside of wall unit

HEATING AND WATER SYSTEM

- New gas-fired, efficient low emission combination boiler
- Underfloor heating in part of ground floor and radiators elsewhere
- Outside taps to front of property and garden studio

FLOORING

- Engineered oak flooring to ground floor
- Porcelanosa tiled flooring to ground floor WC and washing machine cupboard
- Karndean laminate wood-effect flooring to bathroom
- Wool loop pile carpet to bedrooms, stairs and landing

ELECTRICAL

- Category 6 Data wiring throughout, including to the garden studio
- Aerial sockets to reception room and bedrooms with digital aerial in loft
- Data points to reception room and bedrooms
- LED down lighters throughout, with dimmer switches
- External lights to front and rear
- External waterproof power socket
- Wired smoke alarms

CONSTRUCTION AND EXTERNAL FINISHES

- Rear extension and garden studio designed by RIBA Award winning architects, Haysom Ward Miller (RIBA House of the Year Winners 2018, RIBA National Award 2022)
- High quality Sunflex 55 aluminium bi-fold doors from ID Systems
- New timber double glazed sash windows to front
- Bike and bin stores to the front of property built with steel frames, green roofs and attractive cedar clad doors
- Attractive original Victorian fireplaces retained on ground floor and front bedroom
- Ground floor has been lined in a damp membrane as part of the renovation works

BATHROOMS, EN-SUITE AND CLOAKROOM

- Contemporary white sanitaryware, including concealed cistern WC
- Chrome mixer taps, shower and bath fittings
- Bath with shower over and screen
- Vanity unit with resin worktop and basin
- Electric chrome towel rail
- Electric underfloor heating

GARDEN STUDIO

- Creative space with vaulted ceiling
- High quality facing brickwork and slate tiled roof
- Aluminium Velfac RIBO sliding door to front elevation
- Category 6 wiring back to house to enable Wi-Fi coverage

LANDSCAPING

- Permeable gravel driveway for 2 - 3 cars
- Porcelain front path and rear terraces from Porcelanosa
- Turfed front garden
- Horizontal Venetian style fencing from Jacksons Fencing

FIXTURES AND FITTINGS

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



