



62 Trumpington Road, Cambridge, CB2 8EX
Guide Price: £1,250,000 Freehold



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A superbly located high-specification terraced townhouse of striking architectural design, offering well-planned and flexible accommodation, ideally placed for access to Addenbrooke's Hospital and Biomedical Campus.

4 bedrooms • ensuite 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

No. 62 Trumpington Road is designed with sustainability in mind, achieving an impressive 'A' Energy Rating, and is finished to a high standard throughout with accommodation set over three floors and extending to around 1829 sq ft (plus garden studio of 124 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 garden studio/home office with Category 6 wiring back to house to enable Wi-Fi coverage and offering a wide range of uses - 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

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 'G'.

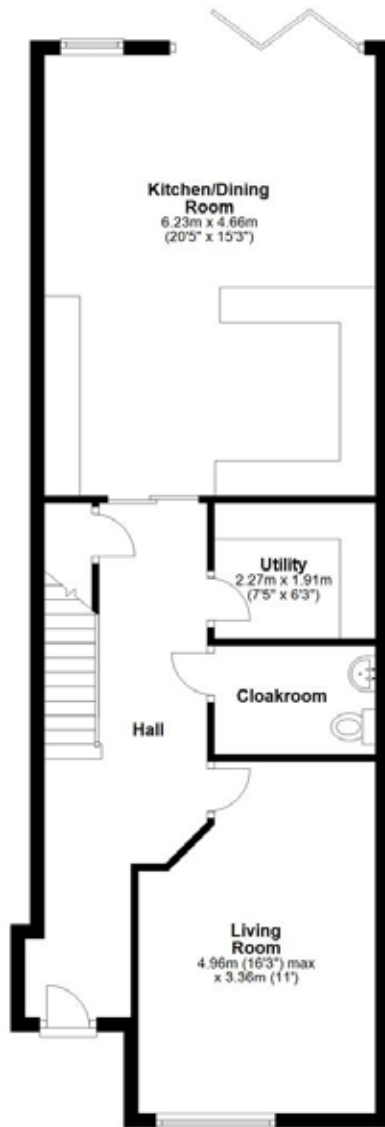
FIXTURES AND FITTINGS

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





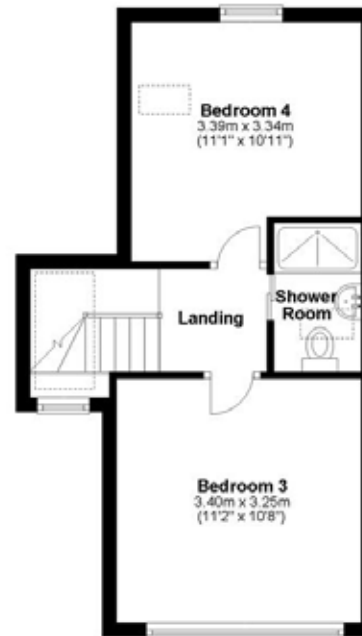
Ground Floor



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 170 sqm (1829 sqft) Garden Studio 11.5 sqm (124 sqft) Total 181.5 sqm (1953 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 rack
- 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 sink
- 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 kitchen

UTILITY ROOM

- Bespoke hand-made wall and base units to match kitchen
- Under-mounted Franke sink
- 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
- 300 ltr unvented hot water cylinder with electric immersion heater
- Outside taps at both the front of property and garden studio

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 room

ELECTRICAL

- 7KW electric car charger
- 2KW Solar panel installation
- 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 living room
- 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 bedroom
- High quality Sunflex 55 aluminium bi-fold doors in the kitchens from ID Systems
- Bike and bin stores to the front of the property, built with steel frames, matching brickwork, green roof and attractive cedar clad doors
- Constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations

LIVING ROOM

- Attractive Plantation shutters to window

BATHROOMS, EN-SUITE AND CLOAKROOM

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

GARDEN STUDIO

- Creative space with vaulted ceiling
- High quality facing brickwork to match house 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 path and rear patio from Porcelanosa
- Communal areas at front landscaped with mature shrubs and trees
- Bollard lighting to main entrance and downlights to light front path
- Rear garden turfed, with a bed for planting alongside patio.
- Horizontal Venetian style fencing from Jacksons Fencing
- Ecological enhancements with swift box on the house and hedgehog friendly gravel boards

WARRANTY

10-year Advantage warranty

