



9 Pinnington Close, Trumpington, Cambridge CB2 9EY

Guide price £1,950,000



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Cambridge, CB2 9EY

- 3500 sq. ft detached house
- EPC rating B
- Fantastic location just south of the city centre
- 6 bedrooms
- Double garage

An imposing, detached family home with extensive accommodation of about 3500 sq. ft, in an enviable and super convenient location overlooking Clay Farm Park, and just a 10-minute walk to Cambridge South Station.

With six large bedrooms, ample reception accommodation, and a surprisingly large garden, this detached three-storey house is perfect for large, busy families seeking flexible, functional living.

On the ground floor, there is a large reception hall with walk-in storage/cloaks. At the front is a dual aspect family room with a full-height window to the front aspect. The kitchen/dining room is over 400 sq. ft and has been well-fitted and cleverly designed with a large island to create a fabulous social space that has full windows and wide glazed doors to the rear terrace. The kitchen is equipped with numerous appliances, including an induction hob and three ovens, as well as a dishwasher, fridge and freezer, and quartz worktops. There is a utility room, cloakroom and WC, and a door from the hallway to access the garage.

On the first floor, a broad, light landing has fantastic views over open countryside beyond which are AstraZeneca, Papworth and Addenbrookes on the skyline. There is a living room with a dual aspect, including a Juliette balcony. The principal bedroom has a dressing room and en-suite bathroom. There are two further double rooms, both with en-suites.

On the second floor, the feeling of light and space continues with double doors to a 500 sq. ft roof terrace. There are three further bedrooms, all with large Velux windows. Bedroom four is currently used as a games/teenagers' break-out space. The family bathroom completes the accommodation.

The house has high-quality Velfac double glazed windows, gas central heating and solar panels with battery storage, making the home extremely energy efficient.

At the front, there is a block-paved driveway for parking and access to the double garage. Access on either side of the house leads to the large, landscaped rear garden.



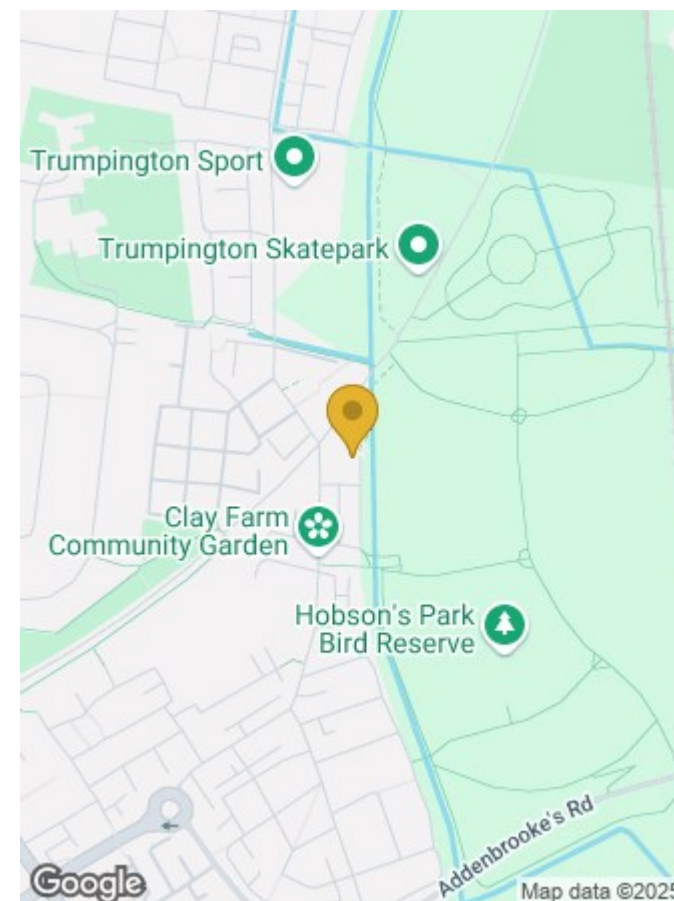
Enclosed by fencing and with the benefit of large timber access gates, the garden has been designed and styled to make the very best use of the spaces and privacy created by the mature trees and planting. There is a large terrace adjacent to the house and two further seating areas, as well as shaped lawns and beds and a greenhouse.

The location is perfect for Addenbrookes and the bio-medical campus, which can be reached in minutes. The City centre is an easy bike ride away, as are many of the top schools. There are excellent local facilities in Trumpington and nearby Great Shelford. Cambridge South train station, which is nearly complete at the Addenbrookes, is a 10-minute walk away. Green space adjoins the house with open countryside right outside the front door, and of course, the Gog Magog Hills are nearby as well.

What3Words ///likely.fired.clear







Energy Performance Graph

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	EU Directive 2002/91/EC	

Tenure: Freehold. There is an estate management charge, which is currently £350 p.a.
Council tax band: H

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if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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