



Deacon Drive, Trumpington, CB2 9GB



Deacon Drive

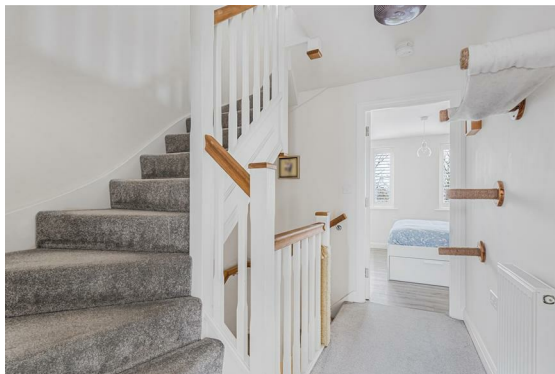
Trumpington,
CB2 9GB

A beautifully presented four bedroom detached property extending to approximately 1143sqft and arranged over three floors. The property further benefits from off-road parking with EV charging and generous rear garden located on the southern side of Cambridge City, close to local amenities and close to major transport links.

4 2 2

Guide Price £600,000





LOCATION

Trumpington is a favoured location on the south-west side of the city, greatly benefitting from a good range of local amenities including 3 primary schools, secondary schools, various shops and supermarkets, conveniently located for access to the Addenbrookes campus, with swift access to the M11 as well as the village of Great Shelford. Cambridge city centre is conveniently located 3 miles distant and is accessed via car or a variety of cycle or bus routes, including the guided busway to the railway station.

FRONT DOOR

leading into:

ENTRANCE HALL

with wood effect laminate flooring, downlighter, storage cupboard with space and plumbing for washing machine, quartz effect laminate worktop, radiator, downlighter, stairs to first floor, access into various rooms.

OFFICE

with continuation of the wood effect laminate flooring, upvc double glazed window overlooking front of the property, radiator, downlighter.

DOWNSTAIRS W C

with wood effect laminate flooring, low level w.c., wash hand basin with mixer tap, downlighter, extractor fan.

KITCHEN/DINING/LIVING AREA

with wood effect laminate flooring, kitchen has a range of floor and wall units with quartz effect laminate worktop and integrated appliances including AEG oven, 5 ring AEG gas hob and extractor fan with splashback, integrated Electrolux dishwasher, integrated AEG fridge and freezer, LED spotlights, stainless steel one and a half sink and drainer with mixer tap.

Dining/Living Area with wood effect laminate flooring, two radiators, understairs storage cupboard, LED spotlights, upvc double glazed door out onto rear garden, upvc double glazed windows overlooking rear garden.

ON THE FIRST FLOOR

LANDING

carpeted, access into:

PRINCIPAL BEDROOM

with upvc double glazed windows overlooking rear of the property, shutter blinds, wood effect laminate flooring, built-in wardrobes, downlighter, radiator, access into:

ENSUITE SHOWER ROOM

with wood effect laminate flooring, upvc double glazed frosted window to the side of the property, three piece suite comprising walk-in tiled shower, low level w.c., wash hand basin with mixer tap, part tiled walls, LED spotlights, extractor fan, heated towel rail.

FIRST FLOOR SITTING ROOM/BEDROOM 4

with wood effect laminate flooring, two double glazed upvc windows overlooking front of the property, shutter blinds, radiator, downlighter.

ON THE SECOND FLOOR

LANDING

carpeted, with access into loft and various rooms including:

BEDROOM 2

with wood effect laminate flooring, two upvc double glazed windows overlooking front of the property, shutter blinds, radiator, downlighter, built-in storage cupboard with hanging rail.

BEDROOM 3

with wood effect laminate flooring, two upvc double glazed windows overlooking rear of the property, shutter blinds, radiator, downlighter, built-in storage cupboard with hanging rail.

FAMILY BATHROOM

with wood effect laminate flooring, three piece suite comprising bath with shower over, low level w.c., wash hand basin with mixer tap, part tiled walls, upvc double glazed frosted window to the side of the property, heated towel rail, LED spotlights and extractor fan.

OUTSIDE

The property is approached via pathway leading to front door, brick paved driveway offering off-road parking as well as electric vehicle charging point and gated access into the rear garden.

Rear garden is fully enclosed by timber fencing, side gate out to parking area, terrace area perfect for alfresco dining. The garden is predominantly laid to lawn with a large timber storage shed, outside tap.



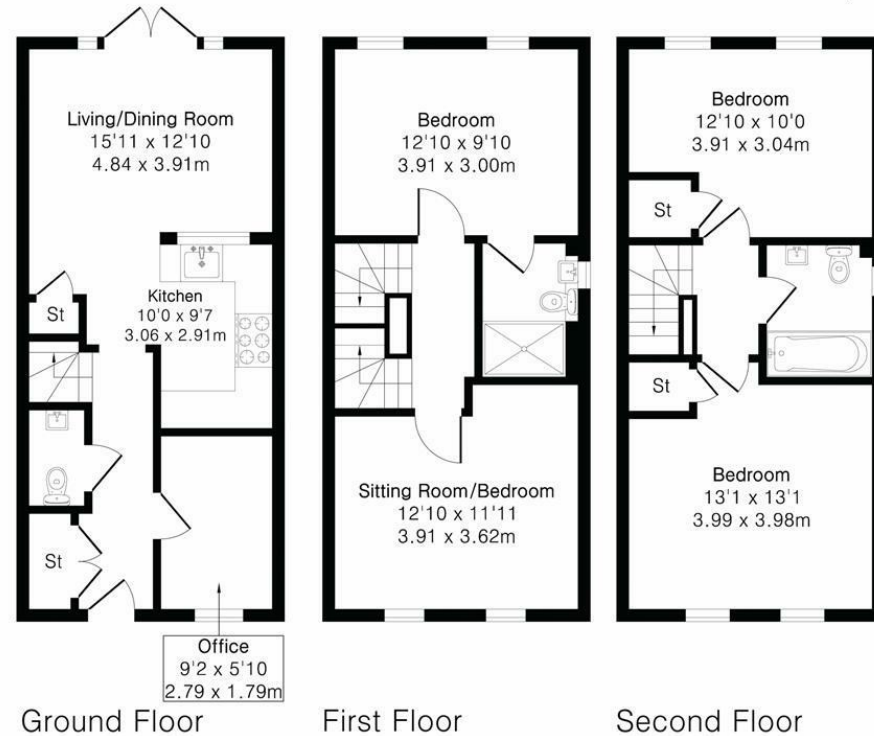


Approximate Gross Internal Area 1143 sq ft - 105 sq m

Ground Floor Area 381 sq ft – 35 sq m

First Floor Area 381 sq ft – 35 sq m

Second Floor Area 381 sq ft – 35 sq m



Energy Efficiency Rating	
Current	Potential
91	92

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Guide Price £600,000

Tenure – Freehold

Council Tax Band – E

Local Authority – South Cambridgeshire

District Council

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.