

Vicarage Way, Trumpington, CB2 9NT

CHEFFINS

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Trumpington,
CB2 9NT

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Guide Price £850,000

A substantial detached residence with well proportioned accommodation arranged over two floors, incorporating a large open plan kitchen/dining/sitting room as well as enclosed gardens occupying a most attractive position with views to the front over a central green in the eagerly sought after, well served Trumpington district of the city. The property is being offered with the benefit of no onward chain.

















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.

COVERED ENTRANCE
with outside light and entrance door leading into:

RECEPTION HALL
staircase rising to the first floor with natural timber handrail, painted newel post and spindles, radiator, double glazed window to the front, coats cupboard fitted with shelving.

CLOAKROOM
fitted with white suite comprising low level dual flush w.c. and wash hand basin with mixer tap, tiling to splashbacks, radiator, extractor fan, ceiling with inset downlighters and a tiled floor.

STUDY/HOME OFFICE
radiator, double glazed window to the front.

OPEN PLAN KITCHEN/DINING/SITTING ROOM
comprising dual aspect sitting room with double panelled radiator, double glazed windows and doors to front and rear, dining area with radiator, large double cupboard with plumbing and space for automatic washing machine, double glazed doors and windows to the rear and Kitchen fitted with a generous range of storage cupboards to base and eye level with stone working surfaces with undermount one and a half bowl sink unit with mixer tap, range of fitted appliances including Smet 5 ring hob with Neff extractor, Smeg fitted oven, Smeg fitted microwave oven, fitted and concealed fridge/freezer, fitted and concealed dishwasher, tiled floor, radiator, double glazed windows and doors to the rear.

ON THE FIRST FLOOR

LANDING
cupboard housing pressurised hot water cylinder, Solar controls, radiator.

BEDROOM 1
radiator, double glazed doors and windows to the front with Juliet balcony.

ENSUITE SHOWER ROOM
large walk-in shower, drencher shower head, wash hand basin with mixer tap and dual flush w.c., storage cupboard, tiling to part walls and floor, double glazed and frosted window to the rear.

BEDROOM 2
radiator, double glazed window to the rear.

BEDROOM 3
radiator, double glazed window to the rear.

BEDROOM 4
radiator, double glazed windows to the front.

FAMILY BATHROOM
fitted with white three piece suite comprising panelled bath with shower unit above and glaze shower screen, wall mounted mixer, dual flush w.c., wash hand basin, part tiled walls, tiled floor, heated towel rail/radiator, ceiling with inset downlighters, extractor fan, double glazed and frosted window to the front.

OUTSIDE
Block paved pathway to front door with flowering and shrub beds, gated access to GARAGE/CAR PORT with remote control doors, power and light connected, personal door to the garden.

Rear garden principally laid to lawn with paving and patio area, enclosed by fencing.



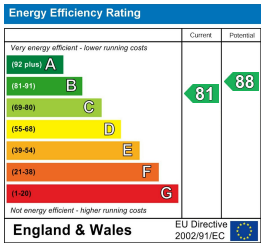










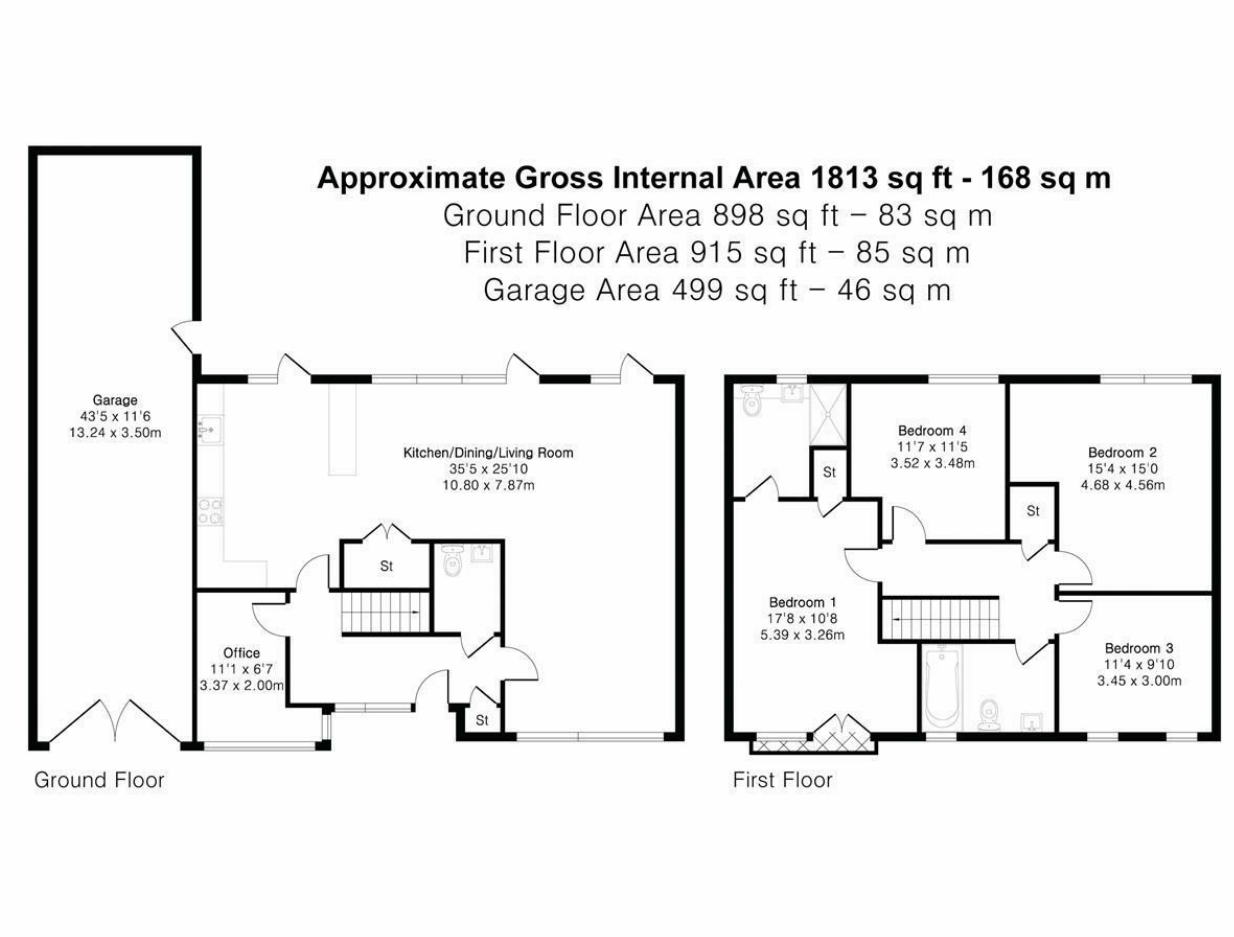


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Tenure - Freehold

Council Tax Band - G

Local Authority - Cambridge City Council



PINK PLAN

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 as defined by RICS code of measuring practise. No guarantee is given on 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.

RICS Certified Property Measurer

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Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: https://www.gov.uk/stamp-duty-land-tax.

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

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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.

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