



Trinity Place, Cambridge, CB3 OUT

**CHEFFINS**



## Trinity Place

Cambridge,  
CB3 0UT

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**Guide Price £950,000**

- Well-Proportioned House of 1256 sqft / 117 sqm
- Beautifully Presented & Flexible Accommodation
- Hall and Cloakroom W.C.
- Stunning Open Plan Living/Dining Room With Access To Garden
- Four Bedrooms
- En-Suite and Family Bathroom
- Off Road Parking With EV Charger

A rare opportunity to acquire this stylish and beautifully presented semi-detached house, forming part of a highly exclusive development designed and built by Hill Residential in 2022. The property offers exceptionally well-proportioned and versatile accommodation, finished to a high specification and further enhanced by the current owners.





## LOCATION

Trinity Place is a highly desirable private road off Clerk Maxwell Road in northwest Cambridge, forming part of an exclusive development of homes built by Hill Residential in 2022. This thoughtfully designed development combines contemporary living with a sense of privacy and tranquillity, offering residents the opportunity to enjoy a modern, high-specification home in a peaceful setting. The location provides excellent connectivity, with easy access to the A1303 (Maddingley Road), the M11, and Cambridge Park & Ride, making commuting or exploring the city effortless. Residents also benefit from proximity to green spaces, walking and cycling routes, and the wider Cambridgeshire countryside, providing plenty of opportunities for outdoor recreation. Trinity Place is conveniently close to Eddington, a thriving new district offering shops, cafes, community spaces, and local amenities, while Cambridge city centre is just a cycle away, with its excellent selection of restaurants, boutiques, cultural attractions, and historic sites. Local schools, parks, and day-to-day conveniences are all within easy reach, making the location ideal for families and professionals alike. Combining contemporary design, exclusivity, and lifestyle appeal, Trinity Place represents a rare opportunity to live in a modern, high-quality home in one of Cambridge's most sought-after areas.



**COVERED PORCH**

with outside light and front entrance door to:

**ENTRANCE HALL**

with Amtico natural wood style flooring, sealed unit double glazed window to front aspect, deep built-in storage cupboard understairs door to:

**CLOAKROOM**

with low level w.c., and wash hand basin, Amtico natural wood style flooring.

**KITCHEN**

comprising an extensive range of luxuriously appointed units incorporating an inset one and a half bowl sink unit with mixer taps and cupboards below, extensive base units comprising attractive caesarstone worktops with cupboards and drawers below, integrated Bosch ceramic hob with concealed extractor cooker hood above and glass splashback. Integrated Bosch oven and microwave oven above, cupboards above and below, integrated refrigerator and freezer, sealed unit double glazed windows to front aspect and Amtico natural wood style flooring.

**LIVING/DINING ROOM**

with Amtico natural wood style flooring, sealed unit double glazed window to rear aspect and a pair of full height double glazed doors leading to paved terrace and gardens.

**ON THE FIRST FLOOR****LANDING**

with built-in shelved storage/linen cupboard and built-in cupboard which also houses a hot water cylinder, access to an insulated loft.

**BEDROOM 1**

with sealed unit double glazed windows to front aspect, radiator, built-in double wardrobes.

**ENSUITE SHOWER ROOM**

with a tiled shower cubicle, wall mounted shower unit and sliding glazed doors, low level w.c., and wash hand basin, radiator/towel rail, ceramic tiled flooring

**BEDROOM 2**

with radiator, sealed unit double glazed windows to rear aspect.

**BEDROOM 3/DRESSING ROOM**

Featuring an extensive range of built-in wardrobes, a radiator, and sealed-unit double-glazed windows overlooking the rear aspect.

**BEDROOM 4**

with radiator, sealed unit double glazed windows to front aspect.

**BATHROOM**

with white suite comprising bath with shower attachment and ceramic tiled walls around, glazed fold away shower screen, wash hand basin and low level w.c., ceramic tiled floor, heated towel rail/radiator.

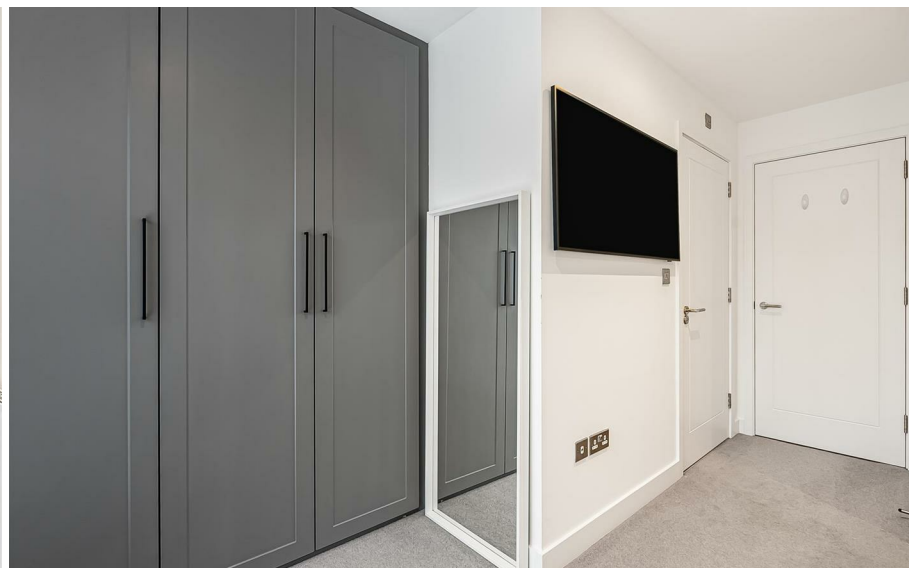
**OUTSIDE**

To the front, the property is approached from Clerk Maxwell Road into Trinity Place, a block-paved private road leading to the rear of the development where the house is situated. There is block-paved driveway parking for two to three vehicles, providing access to the garage via an up-and-over door, with an EV


charging point positioned adjacent.

To the rear is a delightful, enclosed south-facing garden offering an excellent degree of privacy. An extensive paved patio, accessed directly from the rear of the property, creates an ideal space for alfresco dining and outdoor entertaining. The garden enjoys a wonderfully secluded feel, bordered by fencing with a mature belt of trees and hedging beyond, and also includes a useful storage shed.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	88	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Guide Price £950,000  
 Tenure – Freehold  
 Council Tax Band – F  
 Local Authority – Cambridge City Council









**Approximate Gross Internal Area 1256 sq ft - 117 sq m  
(Excluding Garage)**

Ground Floor Area 540 sq ft – 50 sq m

First Floor Area 716 sq ft – 67 sq m



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.

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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.


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