



Royal Way, Trumpington, CB2 9AW

CHEFFINS

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CB2 9AW

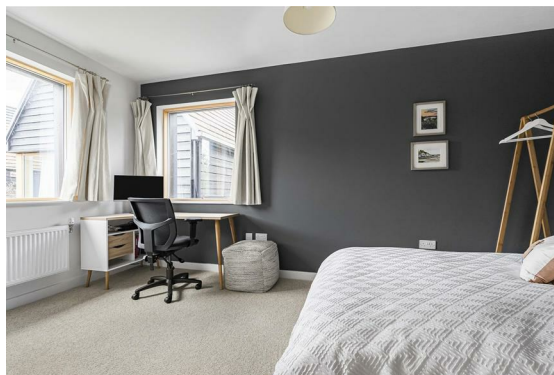
- Detached Two-Bedroom House
- Approximately 1,018 Sq Ft
- Two Double Bedrooms
- Well-Equipped Kitchen
- Jack & Jill Family Bathroom
- Gated Side Access
- Garden Studio
- Excellent Access To Cambridge City Centre Biomedical Campus And The Cambridge South Station

An immaculately presented detached modern residence, offering stylish and thoughtfully arranged accommodation across two floors, benefitting from a beautifully landscaped rear garden and off road parking, situated within this highly regarded development in the heart of Trumpington.

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Guide Price £590,000





LOCATION

Trumpington is a thriving and fast-growing part of Cambridge, retaining a strong village identity and sense of community. The property is well placed for local amenities, with Waitrose, schools and playgrounds within approximately 10 minutes' walk. Cambridge city centre is around 15 minutes by bicycle via purpose-built cycle routes, while the M11 is approximately two minutes by car. Local bus stops are close by, with Trumpington Park & Ride around 10 minutes' walk away. The property is also well positioned for Addenbrooke's Hospital and the Cambridge Biomedical Campus, with Cambridge South railway station readily accessible by bicycle. Trumpington offers a good range of schools, shops, restaurants and everyday amenities, whilst the surrounding countryside is easily accessed via Trumpington Meadows Nature Reserve, Byron's Pool and the extensive network of bridleways and footpaths towards Grantchester and the surrounding villages.

STORM PORCH

with inset LED lighting covering the front entrance door, leading through into:

ENTRANCE HALL

With stairs rising to the first floor accommodation, engineered wood flooring, understairs storage cupboard, radiator, and opening through into the main entertaining area, with doors leading to respective rooms.

CLOAKROOM

Comprising a contemporary two piece suite with low level WC featuring concealed dual hand flush, hand wash basin with hot and cold mixer tap and tiled splashback, wooden upstand with storage niche beneath, heated towel rail, tiled flooring, inset downlighters and extractor fan.

SITTING ROOM

A bright and spacious reception room benefitting from full height double glazed windows and doors, one opening onto the rear garden and the other onto the side aspect, enjoying pleasant views over the communal gardens to the front. Radiators. Sliding door through into:

KITCHEN

Comprising a contemporary collection of both wall and base mounted storage cupboards and drawers fitted with soft closing features, quartz worksurfaces with inset stainless steel sink and hot and cold mixer tap, integrated four ring hob with glazed splashback and concealed extractor hood above. Further integrated appliances include a microwave combi oven, Bosch oven, concealed fridge freezer, dishwasher and washer dryer. Cupboard housing the wall mounted gas fired combi boiler providing heating and hot water for the property. Inset LED downlighters, extractor fan, tiled flooring, double glazed window to the side aspect and sliding door through into:

DINING AREA

With engineered wood flooring, radiators, and full height double glazed windows to both the front and side aspects providing excellent levels of natural light.

FIRST FLOOR LANDING

The first floor landing provides access to both bedrooms and the family bathroom.

PRINCIPAL BEDROOM SUITE

A superb principal suite benefitting from full height built in wardrobes fitted with hanging rails and shelving behind glazed mirrored sliding doors. A particular feature of the room is the striking corner window enjoying views towards the front and side aspects. Radiator and door through into:

EN SUITE SHOWER ROOM

Comprising a three piece suite with shower cubicle fitted with wall mounted shower attachment and glazed door, low level WC with concealed dual hand flush, hand wash basin with hot and cold mixer tap and tiled surround, wooden upstand with storage beneath, wall mounted mirror with shaving point, heated towel rail, tiled flooring, inset downlighters, extractor fan and double glazed privacy window to the side aspect.

BEDROOM 2

Double bedroom with radiator, full height double glazed window overlooking the rear garden, and further large double glazed window to the side aspect and door through into FAMILY BATHROOM.

FAMILY BATHROOM

Comprising a three piece suite with panelled bath and wall mounted shower attachment over, glazed shower screen, low level WC with concealed dual hand flush, hand wash basin with hot and cold mixer tap, tiled surround, wooden upstand with storage niche beneath, wall mounted mirror with shaving point,

heated towel rail, tiled flooring, inset downlighters, extractor fan and double glazed privacy window to the side aspect. Built in storage cupboard with fitted shelving and open storage area beneath suitable for laundry baskets.

OUTSIDE

To the front of the property is a driveway providing off-road parking for one car, together with well-stocked borders and gated side access leading to the rear garden.

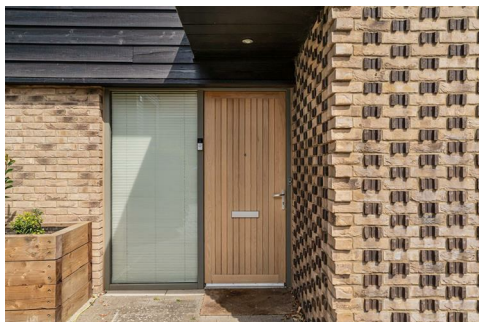
The rear garden is fully enclosed and provides a good-sized paved terrace, with established plants and shrubs creating an attractive and private setting. There is also a useful garden shed and gated side access. The garden provides a manageable outdoor space, with the paved terrace particularly well suited to seating and outdoor dining. The vendors have recently added a GARDEN STUDIO.

The property also benefits from fibre broadband.

GARDEN STUDIO

Accessed via a set of double glazed french doors, with power and inset LED lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	77	81
EU Directive 2002/91/EC		

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Tenure - Freehold

Council Tax Band - D

Local Authority - Cambridge City Council



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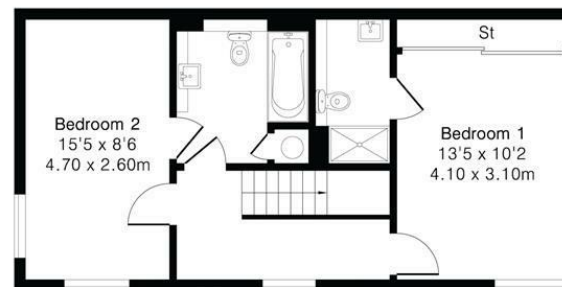
Approximate Gross Internal Area 1018 sq ft - 94 sq m

(Excluding Outbuilding)

Ground Floor Area 519 sq ft - 48 sq m

First Floor Area 499 sq ft - 46 sq m

Outbuilding Area 81 sq ft - 8 sq m



First Floor



Outbuilding

Ground Floor

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



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