



Royal Way, Trumpington, CB2 9AW

CHEFFINS

Royal Way

Trumpington,
CB2 9AW

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

3 2 2

Guide Price £675,000





LOCATION

Royal Way forms part of the highly regarded development situated on the southern side of Cambridge, an area that has become increasingly popular due to its combination of modern housing, extensive green space and exceptional accessibility. The property is conveniently positioned for Addenbrooke's Hospital, the Biomedical Campus and Cambridge South Station, due to open shortly, together with the M11 and wider road network. Trumpington itself offers an excellent range of everyday amenities including supermarkets, cafés, public houses, restaurants and leisure facilities, whilst the nearby country park and guided busway provide attractive walking, cycling and commuting routes into the city centre. Cambridge city centre and Cambridge Railway Station are also readily accessible by bicycle, public transport and car. Schooling for a variety of age groups is available nearby in both the state and independent sectors, further enhancing the area's appeal for families and professionals alike. The development additionally benefits from a strong sense of community together with well maintained communal spaces and attractive surrounding landscaping.

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

With radiator, airing cupboard housing the pressurised hot water cylinder with fitted timber shelving above, loft access, and recessed double glazed window providing ample space for a desk to create a study area. Doors leading to respective rooms.

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.

BEDROOM 3

With radiator and double glazed window overlooking the rear garden.

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 overlooking the communal green.

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 with glazed balustrade forming a Juliet balcony 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

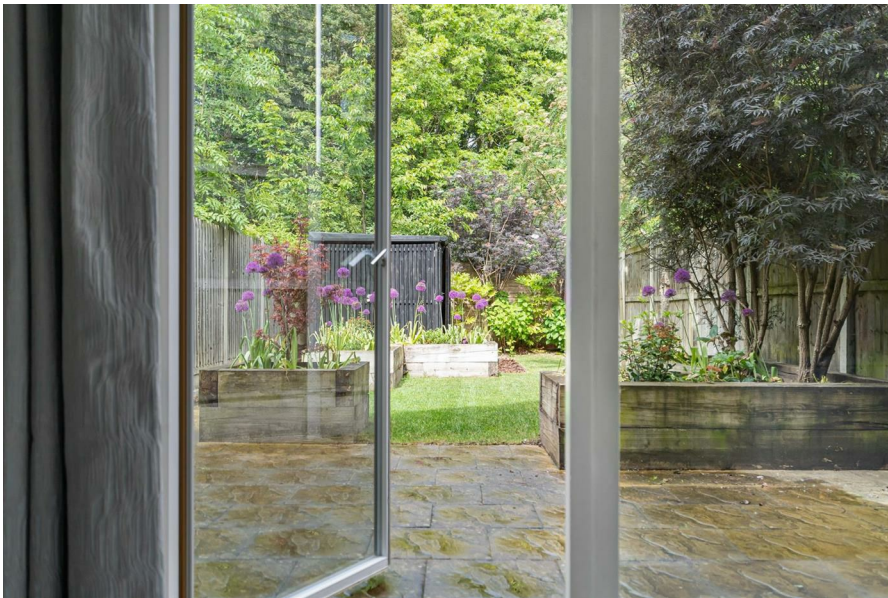
and tiled surround, wooden upstand with storage beneath, wall mounted mirror with shaving point, heated towel rail, tiled flooring, inset downlighters, extractor fan and double glazed privacy window to the side aspect.

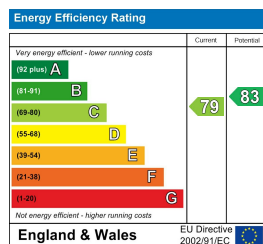
OUTSIDE

To the rear of the property is a beautifully landscaped garden principally laid to lawn with a large paved patio area directly adjoining the rear of the property, providing an excellent entertaining space. The garden is bordered by raised beds stocked with a variety of flowers and plants together with a number of mature trees. The paved patio continues to the side via a pathway leading to the rear of the garden where there is a substantial timber storage shed divided into two sections comprising a bin and bicycle store together with a further larger storage area. The garden is enclosed by mature shrubs and trees and benefits from a timber access gate leading back to the front of the property.

To the side and front, the property enjoys attractive views over the communal central green, principally laid to lawn and bordered by mature trees and shrubbery. A block paved pathway leads back around to the front where the property benefits from off road parking and ample visitors parking.







Guide Price £675,000

Tenure - Freehold

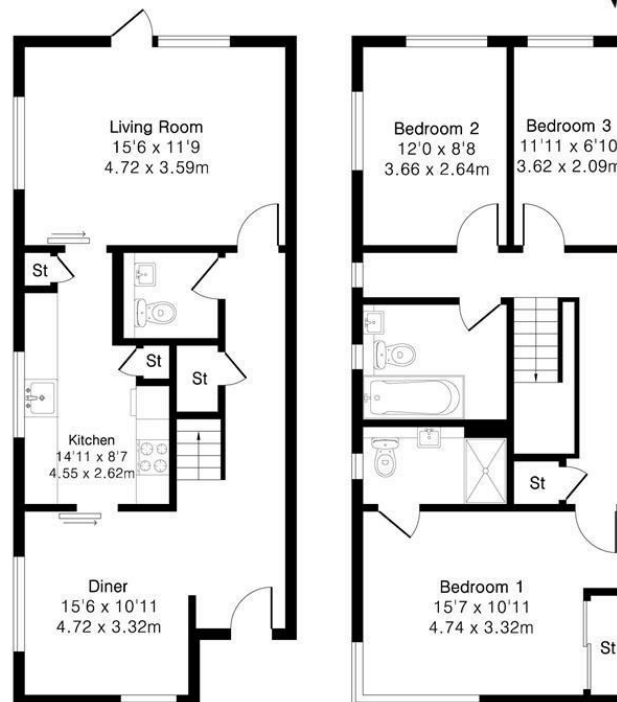
Council Tax Band - E

Local Authority - Cambridge City Council

Approximate Gross Internal Area 1168 sq ft - 108 sq m

Ground Floor Area 573 sq ft - 53 sq m

First Floor Area 595 sq ft - 55 sq m



Ground Floor

First Floor



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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