



Trap Road, Guilden Morden, SG8 0JE

CHEFFINS

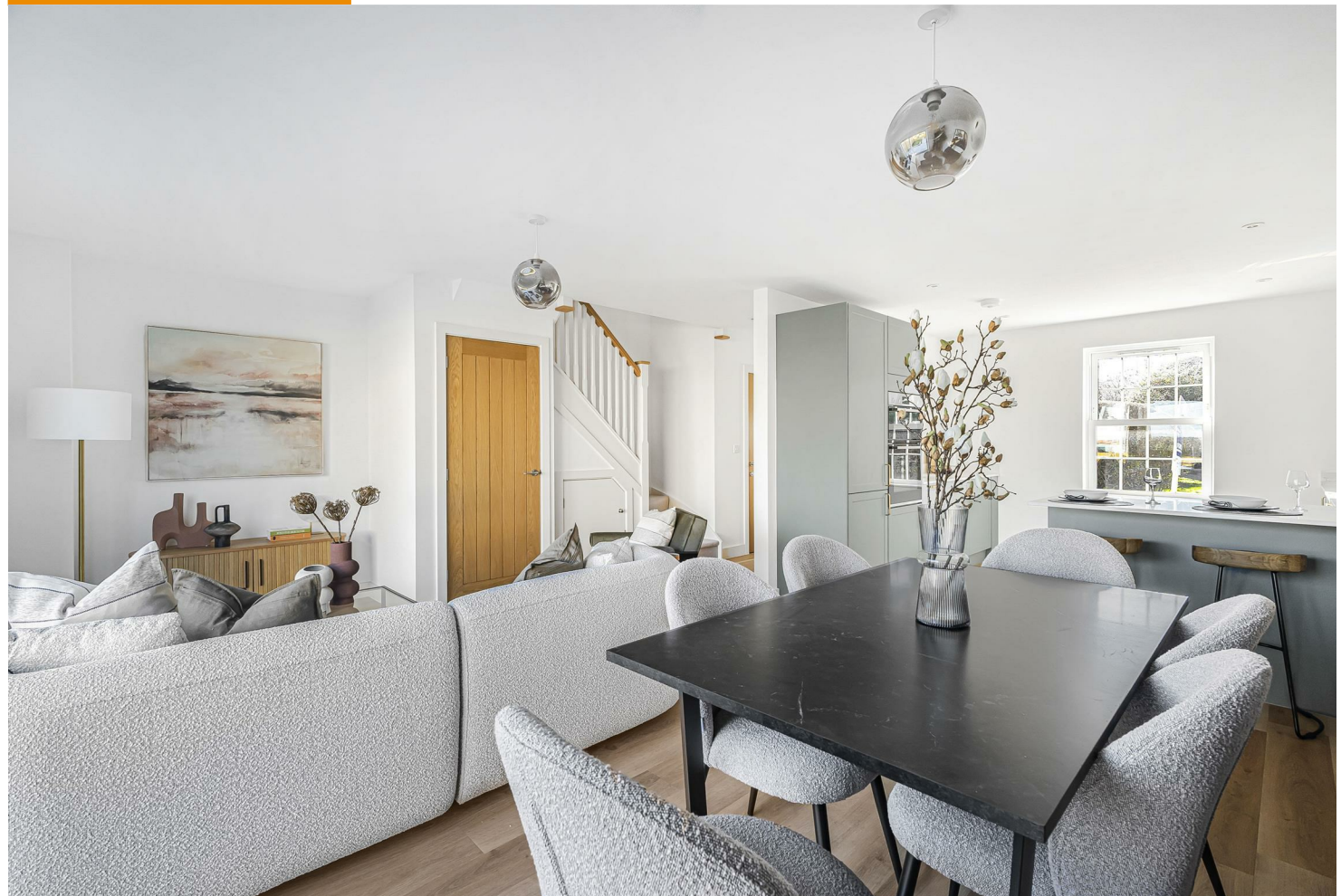
Trap Road

Guilden Morden,
SG8 0JE

A newly constructed and ready to move into 2/3 bedroom semi detached home situated within the highly sought after village of Guilden Morden. The high specification accommodation extends to 914 sq. ft. arranged over two floors with the added benefit of driveway parking and a storage shed.



Guide Price £399,950





LOCATION

Guilford Morden is a picturesque village situated 8 miles from the town of Royston and 16 miles to the south west of Cambridge. The village benefits from a church, primary school, community run public house, village hall, a recreation ground and a nearby farm shop. Excellent schooling is available at nearby Basingbourn Village College, schools and sixth form colleges in Cambridge. Guilford Morden is well-placed for access to the A1 and the A10. For the rail commuter, Ashwell and Morden train station is just 4 miles away which provides direct links to Cambridge and London Kings Cross.

KITCHEN AND UTILITY ROOMS

Stylish, contemporary kitchens with soft close doors and drawers

- Quartz worktops with matching upstands and laminate worktops to utility rooms
- Undermount composite brushed brass sink mixer
- Canopy extractor hood with push button control and LED lights
- Bosch touch control induction hob and stainless steel double oven
- Integrated frost-free fridge/freezer and washer dryer in kitchens
- Space for washing machine and tumble dryers to utility rooms where applicable
- Integrated waste bins

BATHROOMS AND ENSUITES

Duravit sanitaryware combined with Hansgrohe taps and showers are used, with 'Sorrento' walnut finished vanity units with chrome trim throughout

- Family bathrooms having a shower over bath with glass screen
- Inset mirrors with demister pads
- 600 x 600mm Mandarin Stone Tivoli Ivory Matt porcelain floor tiles
- 240 x 60mm Mandarin Stone Hoxton Bottle Green Gloss porcelain wall tiles, full height to baths (in bathrooms) and full height to shower enclosure (in en suites)

FLOOR FINISHES

LVT flooring to entrance hall, cloakroom, kitchen and dining/ living areas to all houses

- LVT to utility rooms in 4-bedroom houses
- Carpet to staircase, landing & bedrooms
- Carpet to ground floor snug in 3 & 4-bedroom houses
- Carpet to first floor study in 2-bedroom houses
- 600 x 600mm Mandarin Stone Tivoli Ivory Matt porcelain floor tiles in all bathrooms & en suites
- Matting to front entrance door areas

DECORATIVE FINISHES

- Painted timber staircase, oak handrail and newel caps
- Suffolk Oak internal doors with satin chrome ironmongery
- Contemporary square edge architrave and skirting
- Each home has a contemporary yet traditional style interior with clean lines for stairs, doors, architraves and

skirtings, with subtle colours for a calm and tranquil environment

DOORS AND WINDOWS

PVCu sash windows to Plots 1, 2, 3 & 4

- PVCu flush casement windows to Plots 5, 6, 7, 8 & 9
- Composite front entrance doorsets
- Velfac sliding door to rear gardens

HEATING AND WATER

Zoned under floor heating to ground floor and aluminium thermostatic radiators to first floor

- Electric heated chrome towel rails with digital timers to bathrooms and en suites
- Samsung air source heat pump for heat and hot water
- Pressurised hot water storage tank

ELECTRICALS

Downlights in hallway, WC, kitchen, landing, bathrooms/ en suites

- Pendant fittings to living/ dining area, bedroom, study & snug
- LED lighting under kitchen wall units
- White moulded switches and sockets throughout
- Brushed stainless steel finished switches above kitchen worktops
- Front and rear external downlighters
- Shaver socket to bathroom & ensuite
- Car charging cable ready for purchaser to install own car charging point;
 - o Plots 1-4: 32 amp circuit, supplied via individual RCBO at consumer unit. Cable to be terminated in weather proof enclosure
 - o Plots 5-9: 32 amp circuit, supplied via individual RCBO at consumer unit. Cable to be terminated in double weather proof external socket

NEW BUILD WARRANTY

10 year warranty cover via Advantage

EXTERNAL FINISHES

Landscaping to front gardens and communal areas

- Macadam entrance road
- Permula Tegula block paving to driveways and shared access road
- Kota Blue limestone to patios and paths

- Turfed garden
- 1.8m close boarded timber fencing
- Secure cycle/bin enclosure to rear gardens
- Integrated swift bird boxes
- Bat boxes

THE DEVELOPER

Based in Cambridge, Blues Property are an established development company, specializing in producing high quality new homes in around of Cambridge. Blues properties work with the best local contractors, architects and designers and have built up a strong reputation.

AGENTS NOTES CAMBS

Tenure - Freehold

Annual Service Charge - Estimated £500per annum

Service Charge Review Period - A detailed breakdown of the annual costs is available upon request

Council Tax Band - TBC

Property Construction - Traditional

Number & Types of Room - Please refer to floor plan

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Air Source Heat Pump

Broadband - High Speed Broadband available

Mobile Signal/Coverage - Ok

The property is sold subject to all wayleaves, easements, covenants and rights of way whether or not disclosed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(82 plus) A		
(71-81) B	89	
(59-80) C		
(51-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Guide Price £399,950

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire District Council

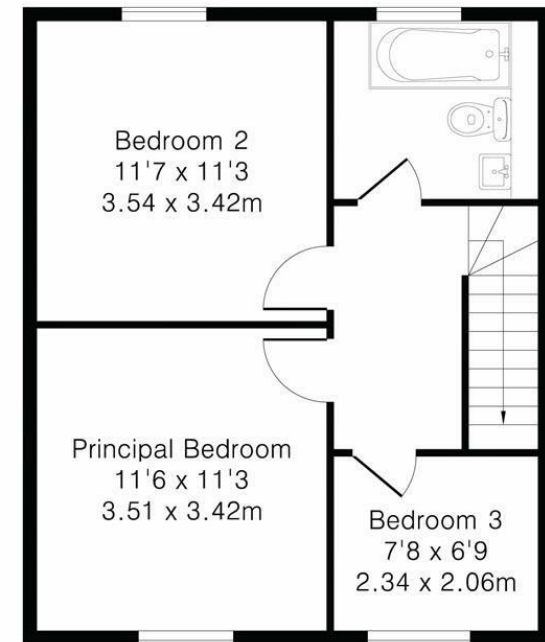
Approximate Gross Internal Area 914 sq ft - 84 sq m

Ground Floor Area 457 sq ft - 42 sq m

First Floor Area 457 sq ft - 42 sq m



Ground Floor



First Floor



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.



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.

