



Trinity Close, Cambridge, CB23 1LS

**CHEFFINS**



## Trinity Close

Haslingfield, Cambridge,  
CB23 1LS

- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Dining Room With Vaulted Ceilings
- Principal Bedroom Suite With Terrace & En-Suite
- Wealth Of Off-Road Parking Including Two Garages

An established detached family home offering stylish and well-proportioned accommodation arranged over two floors, featuring a particularly unique principal bedroom suite with a private terrace overlooking the garden. The property enjoys a generous and mature rear garden, the rare advantage of two separate garages, and a central position within this highly sought-after South Cambridgeshire village.

4 2 3



**Guide Price £725,000**





## LOCATION

Trinity Close enjoys a peaceful and private corner plot within a small residential cul-de-sac in the highly sought-after village of Haslingfield, located just six miles south-west of Cambridge. This picturesque and historic village is surrounded by rolling countryside and offers a perfect balance between rural charm and modern convenience, making it a popular choice for families and professionals alike. The village benefits from a strong and active community, with amenities including a well-regarded primary school and pre-school, a village shop, a post office, and independent café. There is also a village hall hosting regular events, a café, a modern playground, and recreational facilities including tennis courts, a skate park, and a football pitch. Haslingfield also offers a range of clubs and societies, catering to all age groups and interests, further enhancing its welcoming atmosphere. For those who enjoy the outdoors, the village is surrounded by a network of scenic footpaths and permissive cycle routes into Cambridge, and additional access to the nearby Wimpole Estate and the tranquil routes along the River Cam and through Grantchester Meadows. Commuters are particularly well served, with Foxton railway station just a few minutes' drive away, offering direct services to both Cambridge and London King's Cross. The M11 motorway (Junction 11) is also easily accessible, connecting to the A10 and A505 for wider travel across the region. Cambridge city centre, the Biomedical Campus, Addenbrooke's Hospital, and major employers such as ARM and AstraZeneca are all within easy reach.

## STORM PORCH

with automatic lighting, tiled flooring, wood panelling, panelled double-glazed timber door leading through into:

## ENTRANCE HALLWAY

with original parquet flooring, stairs rising to first floor accommodation with understairs storage cupboard, downlighters, double panelled radiator, double glazed window fitted with privacy glass out onto side aspect, doors leading into respective rooms.

## CLOAKROOM

comprising of a two piece suite with low level w.c. with hand flush, wash hand basin with separate hot and cold taps, tiled splashback, stone effect flooring, double glazed window fitted with privacy glass out onto side aspect.

## SITTING ROOM

with original parquet flooring, open fireplace with open brick surround and stone hearth, radiator, double glazed windows to both front and side aspect, opening to:

## KITCHEN/BREAKFAST ROOM

Kitchen comprises a collection of both wall and base mounted storage cupboards and drawers fitted with a soft closing feature with granite work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, drainer to side, tiled splashback, integrated 4 ring gas hob with Neff extractor hood above, opposite this is an integrated Hotpoint oven and grill, integrated and concealed fridge/freezer, further integrated and concealed appliances include dishwasher and a wealth of additional storage space including large pantry stores, tiled flooring, inset LED downlighters, double glazed window overlooking dining room. Continuation of stone work surface provides informal dining setting in the form of a breakfast bar with further drawers fitted adjacent, full height radiator, set of double glazed French doors leading to dining room as well as door leading through into:

## FAMILY ROOM

with parquet flooring, coved ceiling, double panelled radiator, double glazed windows to front aspect, set of double glazed sliding doors leading out to:

## CONSERVATORY

with high vaulted ceiling, one full length radiator and one additional low-level radiator, inset LED downlighters, full width set of double glazed windows and French doors leading out onto garden as well as providing views over this well manicure space, skylights, floor to ceiling built-in storage cupboards, panelled door leading out onto driveway, panelled and glazed door leading through into:

## UTILITY ROOM

with collection of wall mounted storage cupboards, stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side with tiled splashback, space and plumbing for washing machine, dryer and additional fridge/freezer, tiled flooring, extractor fan, set of double glazed windows to both side and rear aspect.

## ON THE FIRST FLOOR

## LANDING

with loft access, cupboard housing hot water cylinder with fitted timber shelving, LED downlighters, double glazed window out to side aspect and doors leading into respective rooms.

## FAMILY BATHROOM

comprising of a three piece suite with panelled bath with hot and cold mixer bath tap and wall mounted electric Powershower with glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, fitted storage drawers and cupboards underneath wash hand basin, heated towel rail, tiled flooring, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

## PRINCIPAL BEDROOM SUITE

with collection of built-in wardrobes fitted with railings and shelving, coved ceiling, double panelled radiator, circular window to side aspect, internal glazed door leading through into Ensuite Shower Room, set of double glazed door with adjacent side glazed panelling leading out to:

## TERRACE

with timber balustrades and generally the space providing enjoyable views over the garden.

## ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted shower head accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, wall mounted lighting, double glazed window fitted with privacy glass out onto front aspect.

## BEDROOM 2

with exposed timber flooring, built-in wardrobes fitted with railings and shelving, inset LED downlighters, radiator, double glazed window to front aspect.

## BEDROOM 3

with exposed timber flooring, double panelled radiator, double glazed window to front aspect.

## BEDROOM 4

with double panelled radiator, internal window back through into hallway, double glazed window overlooking garden.

## OUTSIDE

To the front the property is approached off Trinity Close via a dropped kerb leading onto a shared gravelled driveway with enough parking for multiple vehicles. The gravelled driveway also extends/provides access to the up and over door of the adjoining GARAGE to the house which is also fitted with power and lighting with concrete flooring and skylight. The remainder of the front garden is principally laid to lawn bordered by mature hedging and a handful of mature shrubs and trees adding to the sense of privacy from the front. To the side is a large timber access gate with natural covered pathway leading to the rear garden.


To the rear of the property is an extensive garden principally laid to lawn with a raised composite decking area led directly off the rear part of the property providing a wonderful space for outside furniture to relax and entertain, step down from this leads down to a paved patio area which is bordered by well stocked bedding and raised bedding. Mature trees creating an excellent sense of privacy to the left hand boundary. To the right hand side of the garden is a timber potting shed and an enclosed bedded area ideal for growing of fruit and vegetables and again some mature trees. Following the garden down on one side is bordered by mature hedging and fencing between the neighbouring property, located in the middle of the garden is an timber summerhouse accessed via a set of panelled glazed double doors providing a wonderful space to enjoy the south westerly aspect particularly the afternoon and evening sun. To the very rear of the garden is an extensively stocked bedded area full of mature shrubs, plants and a handful of trees to the very rear boundary and finally a timber access gate leading to a DETACHED GARAGE approached off Trinity Close via a gravelled driveway and with up and over door, and is wooden clad and to the side a gated and paved pathway leading back to the space behind the garage with a further raised paved area ideal for further storage or a working area such as composting and partitioning between this space and the main garden a handful of mature trees but easily could be connected.



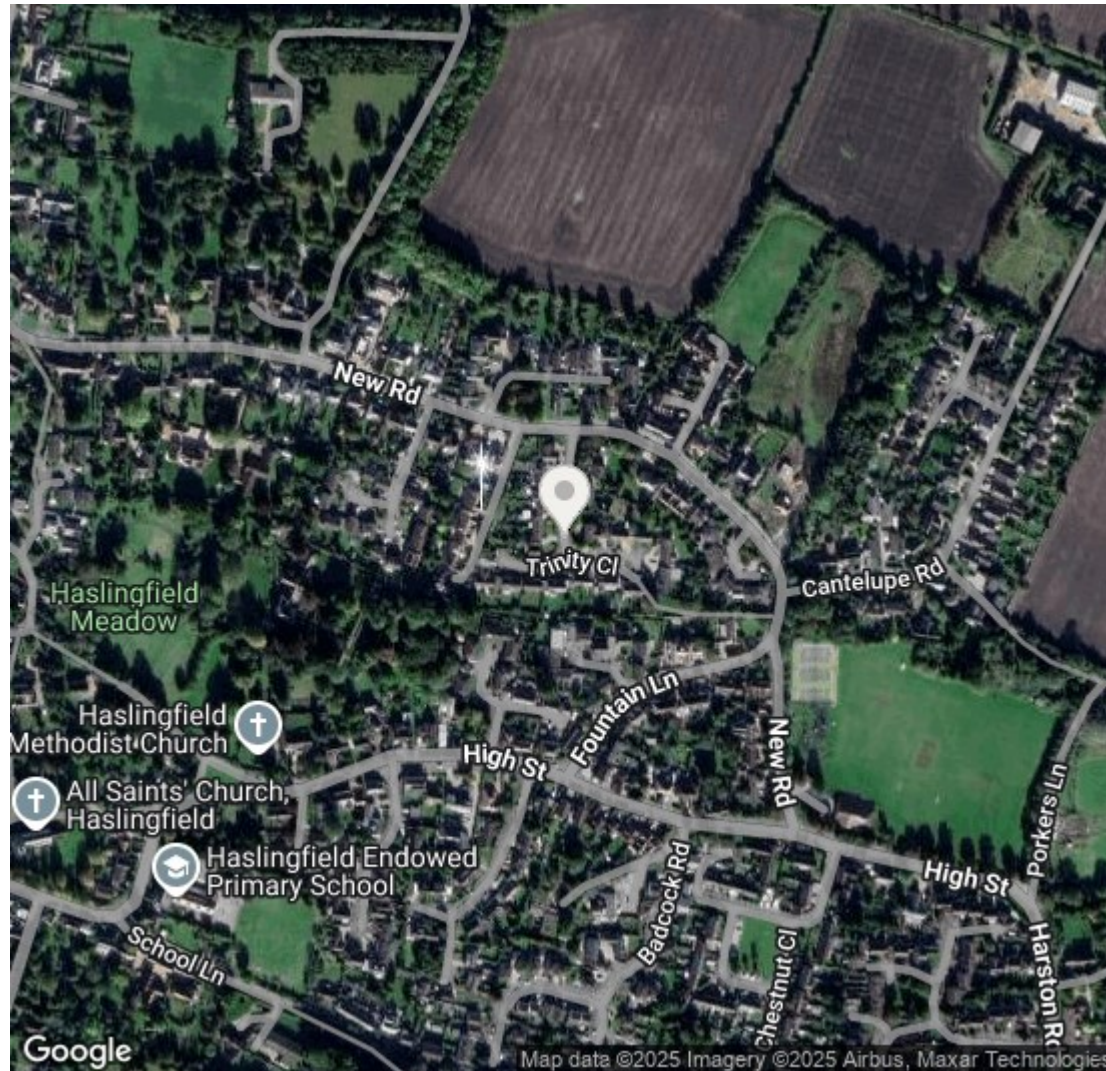






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £725,000  
 Tenure – Freehold  
 Council Tax Band – E  
 Local Authority – South Cambridgeshire







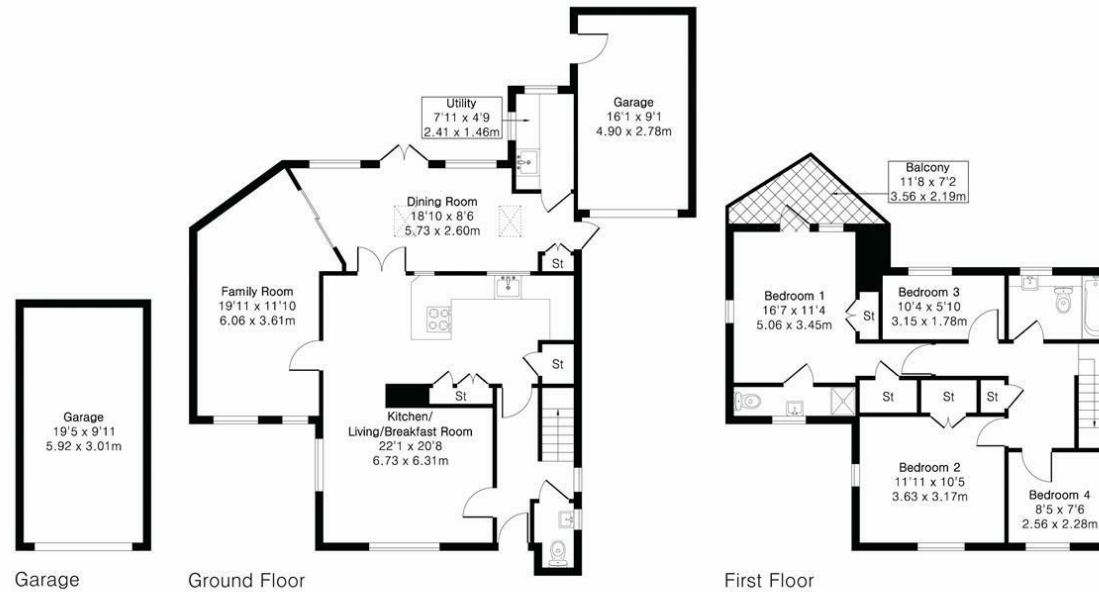


## Approximate Gross Internal Area 1490 sq ft - 139 sq m

Ground Floor Area 869 sq ft – 81 sq m

First Floor Area 621 sq ft – 58 sq m

Garage Area 338 sq ft – 31 sq m



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.

