



Bishops Road, Trumpington, CB2 9NQ

**CHEFFINS**



## Bishops Road

Trumpington,  
CB2 9NQ

An impressive, sympathetically extended and improved 1930s bayfront semi detached residence with immaculately presented accommodation over three floors extending to about 1441 ft.<sup>2</sup>(135 m<sup>2</sup>) incorporating a wonderful open plan kitchen dining sitting room as well as impressive principal bedroom. The property stands comfortably within its own established mature and well-kept gardens with gravel driveway to the front as well as detached double garage with further hard standing to the rear. The property occupies the most desirable location on the southern side of the city with a good range of local amenities as well as convenient access to the city, major road links as well as railway stations including Cambridge South which is due to be completed during 2025.

4 2 3

**Guide Price £800,000**





## LOCATION

Trumpington, located on the southern edge of Cambridge, offers a blend of modern amenities and historical charm, making it a desirable place to live. The former village of Trumpington features a variety of shops, supermarkets, and dining options, along with excellent educational institutions like Trumpington Community College and proximity to the University of Cambridge. Healthcare is well-covered with Trumpington Medical Practice and the nearby Addenbrooke's Hospital. For leisure, Trumpington Meadows Country Park provides green spaces and trails, while the Trumpington Pavilion and Clay Farm Centre host community events. Historical sites such as the Church of St Mary and St Michael add cultural value. Trumpington boasts excellent transport links, including frequent bus services, proximity to the M11 motorway, dedicated cycling paths, and the nearby Cambridge railway station, offering regular services to London and other major cities. The Trumpington Park and Ride facility further enhances accessibility, making it ideal for families, professionals, and students.

## TIMBER PANELLED ENTRANCE DOOR

with double glazed and frosted panes leading into:

## ENTRANCE PORCH

vaulted ceiling with two inset double glazed Velux rooflights, double panelled radiator, bench seat with storage, coat hooks, stone tiled floor with recessed matwell, panelled and bevelled glass internal door through to:

## ENTRANCE HALLWAY

staircase rising to the first floor with natural timber handrail, painted newel post and spindles, exposed and sealed floorboards, double panelled radiator, wall light.

## CLOAKROOM

fitted with white suite comprising low level w.c., and wash hand basin with tiling to splashbacks, radiator, stone tiled floor, double glazed and frosted window to the side.

## LIVING ROOM

picture rail, moulded ceiling rose, ceiling speaker, feature fireplace with cast iron log burning stove on stone tiled hearth with wooden mantel, fitted cupboards and shelving to chimney breast recesses, exposed and sealed floorboards, wall light, double panelled radiator, and a double glazed bay window the front, twin glazed doors leading through to:

## OPEN PLAN KITCHEN/DINING/SITTING ROOM

Sitting Room area with feature vaulted ceiling with 4 double glazed Velux rooflights, triple glazed bi-fold doors leading out to the garden with double glazed windows above. Kitchen is fitted with a generous range of cupboards and drawers to base and eye level with Corian working surfaces with matching upstands, island unit again with Corian, sink unit with fitted drainer and mixer tap, built-in and concealed Siemens dishwasher, power points, breakfast bar and wine rack, fitted Siemens microwave oven, Falcon dual fuel brushed stainless steel cooking range with matching splashback and extractor fan, glazed fronted cabinets, pull-out larder cabinet, fitted and concealed refrigerator and freezer, ceiling has downlighters and speaker and stone tiled flooring with underfloor heating. Dining room has exposed and sealed floorboards, picture rail, moulded ceiling rose, ceiling

speaker, glass shelving within chimney breast recess, two architectural radiators. Panelled and bevelled glass door leading through to:

## UTILITY ROOM

with oak working surfaces with undermount sink unit with mixer tap and grooved drainer, plumbing and space for automatic washing machine, space for tumble dryer, space for under counter fridge / freezer, tiled floor with underfloor heating, wall mounted Vaillant gas fired boiler providing domestic hot water and central heating system, fitted with a range of cupboards and drawers to base and eye level, full height cupboard, pull-out larder cupboard, cupboard housing water softener unit, panelled and frosted double glazed door to the side pathway, and a double glazed window to the side.

## ON THE FIRST FLOOR

## LANDING

staircase rising to the second floor with natural timber handrail, painted spindles and newel post, double glazed window to the side.

## BEDROOM 2

cast iron fireplace, fitted wardrobe cupboard, picture rail, double panelled radiator, double glazed window to the rear.

## BEDROOM 3

cast iron fireplace, fitted wardrobe cupboard, picture rail, double panelled radiator, double glazed bay window to the front.

## BEDROOM 4

with picture rail, architectural radiator, double glazed window to the front.

## BATHROOM

fitted with white suite comprising panelled bath with mixer tap and separate shower above with glazed folding shower screen, low level w.c., wash hand basin with mixer tap and storage cupboard below, shaver point, part timber painted panelling, part ceramic wall tiling, fitted linen cupboard with slatted shelving housing insulated hot water tank, heated towel rail/radiator, ceiling with

downlighters, extractor fan, double glazed and frosted window to the rear.

## ON THE SECOND FLOOR

## LANDING

with double glazed window to the side.

## BEDROOM 1

range of fitted furniture including wardrobes and drawers, eaves storage cupboards, double panelled radiator, double glazed Velux windows two to the front and one to the rear and a double glazed window to the rear, inset downlighters and ceiling speaker.

## SHOWER ROOM

stone tiled walls, walk-in tiled shower cubicle with glazed sliding door with drencher shower head and hand held rose, wall hung wash hand basin with mixer tap and storage drawer below, low level dual flush w.c., heated towel rail/radiator, fitted cabinet with lighting and mirror, further wall mounted storage cupboard, ceiling with inset downlighters, extractor fan, double glazed Velux rooflight and a double glazed frosted window to the rear.

## OUTSIDE


The property is approached from Bishops Road with a shared driveway leading to a private driveway which is principally gravelled with mature flowering and shrub beds and bin store, paved pathway with gated access to the side with outside lighting and tap.

The landscaped rear gardens are a particular feature of the property with stone paved patio and pathway, lawned area with well stocked flowering and shrub beds and a concrete pathway to the side leading to the rear of the garden with mature hedgerow and vegetable garden with raised beds and timber storage shed. Gated access to the rear leading to additional driveway parking and detached DOUBLE GARAGE with weatherboarded elevations underneath a pitched tiled roof with remote control roller door, power and light connected, and the loft is part boarded for storage, outside light.







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>	71	80
(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 £800,000

Tenure – Freehold

Council Tax Band – E

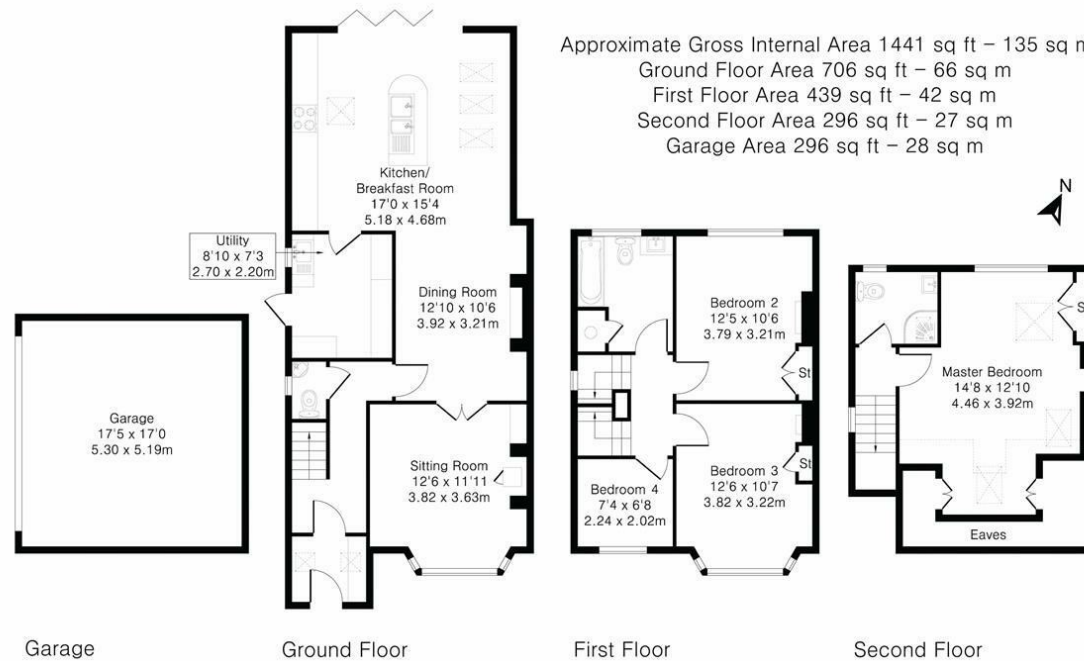
Local Authority – Cambridge











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