



Kingfisher Gardens, Trumpington, CB2 9AP

**CHEFFINS**



## Kingfisher Gardens

Trumpington,  
CB2 9AP

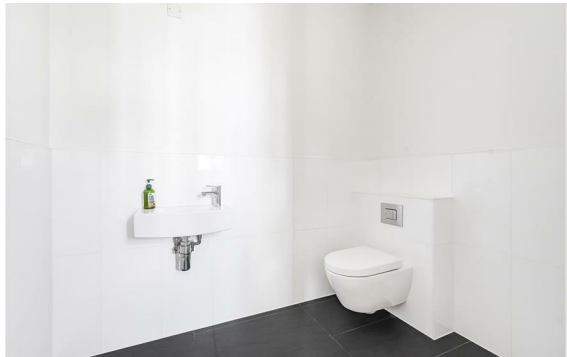
A most impressive three storey modern townhouse on the award winning Skanska development forming part of this sought after, well-served location on the favoured southern side of the city. Conveniently placed for access to Addenbrookes Campus, the soon to be opened Cambridge South Railway station as well as a good range of local amenities including library, food shopping, schooling and cafés.

Accommodation extends to about 2051 ft.<sup>2</sup> with tall ceilings and underfloor heating, whole house mechanical ventilation and heat recovery system, two roof terraces as well as large garage front and rear gardens. The property enjoys views to the rear across Cabbage Moor.

 4  2  2

**Guide Price £950,000**





**TIMBER ENTRANCE DOOR**

with double glazed pane leading into;

**ENTRANCE HALLWAY**

coats cupboard, alarm system, triple glazed window to the front, shoe cupboard, double utility cupboard with plumbing and space for washing machine, underfloor heating controls, staircase rising to the upper floors and an understairs storage cupboard.

**CLOAKROOM**

fitted with white two piece suite comprising wall mounted dual flush w.c., wall hung wash hand basin with mixer tap, sanitaryware by Villeroy & Boch, half tiled walls, ceiling with inset downlighters, tiled floor with underfloor heating.

**KITCHEN/DINING/SITTING ROOM**

with feature triple glazed windows and doors to the rear, tall ceilings, inset downlighters, range of fitted cupboards with stone working surfaces, matching splashbacks and tiling to splashbacks, breakfast bar/island, Siemens 5 ring gas hob with matching extractor above, fitted Siemens double oven and a pair of fitted refrigerators, fitted and concealed Bosch dishwasher, further range of fitted shelved floor to ceiling storage cupboards, underfloor heating and half bowl undermount sink unit with mixer tap.

**ON THE FIRST FLOOR****LANDING**

staircase rising to the second floor, linen cupboard housing the mechanical air recirculation system, underfloor heating manifolds and slatted shelving.

**LIVING ROOM**

with wooden flooring, underfloor heating manifolds, triple glazed windows to the front and rear, tall ceilings

with inset downlighters, triple glazed sliding door to the rear with access to generous south facing balcony.

**BEDROOM 1**

tall ceilings, inset downlighters, generous range of fitted wardrobe cupboards, triple glazed window and door to the rear leading out to balcony.

**ENSUITE SHOWER ROOM**

with walk-in shower, drencher head, handheld rose, sliding door, low level w.c., and wash hand basin with mixer tap, heated towel rail/radiator, tiled floor, underfloor heating, shaver point, mirrored wall cabinet.

**BEDROOM 2**

fitted wardrobe cupboard, fitted desk and wall shelving, triple glazed windows to the front with Juliet balcony.

**ON THE SECOND FLOOR****LANDING**

inset downlighters, triple glazed door leading out to second floor terrace, range of fitted storage cupboards, one double cupboard with slatted shelving housing pressurised hot water cylinder, further boiler cupboard with Gloworm gas fired boiler, underfloor heating manifolds.

**BEDROOM 3**

ceiling with inset downlighters, tall ceilings, underfloor heating, triple glazed windows to the rear with Juliet balcony, triple glazed door and window to the side with access to roof terrace.

**BEDROOM 4**

with triple glazed windows to the front with Juliet balcony, fitted wardrobes, desk and shelving, underfloor heating, tall ceilings with inset downlighters.

**BATHROOM**

with sunlight tube, tall ceilings with inset downlighters, fitted with white three piece suite comprising tiled panelled bath with shower unit above, glazed shower screen, dual flush w.c., wash hand basin, tiled walls, heated towel rail/radiator, tiled floor with underfloor heating, shaver point, mirrored wall cabinet.

**OUTSIDE**

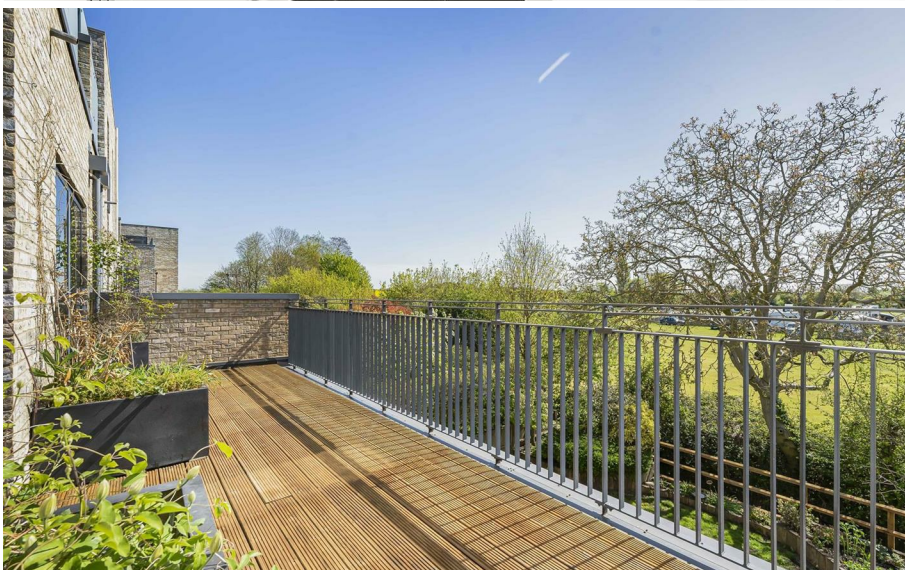
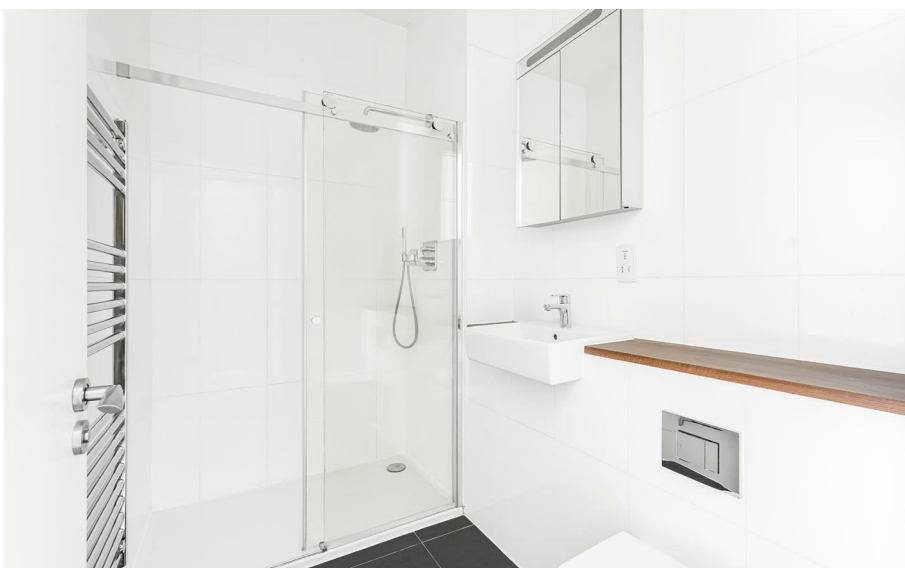
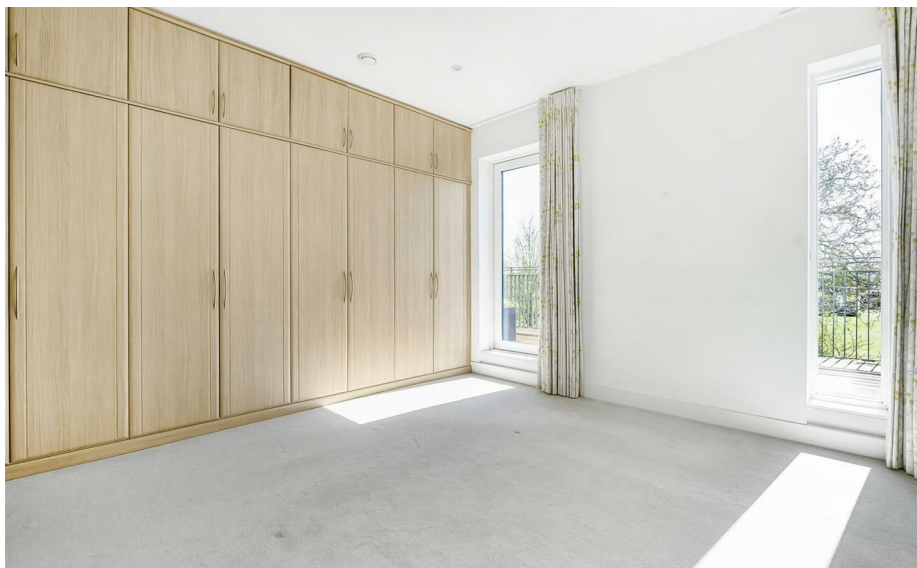
Small front garden with hedgerow and shrub borders with seating area, block paved driveway and pathway. GARAGE with remote control up and over door to the front, power and light connected, electric car charging point, water. partitioned workshop area to the rear with double door leading to rear garden.

Rear garden principally laid to lawn with timber deck and block paved area, raised beds, lawned area, Hobsons Conduit to the rear.


**AGENTS NOTE**

Service Charge: £212.41 per annum.





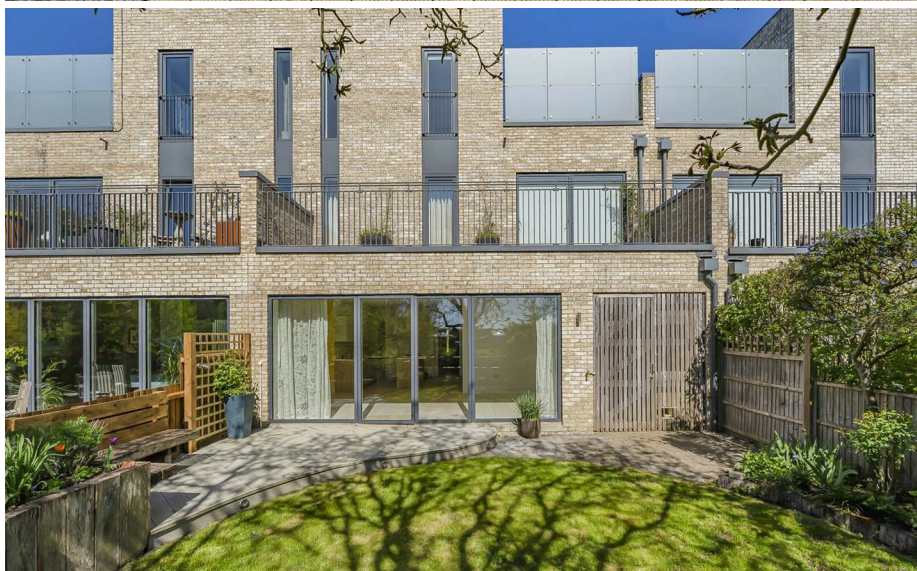
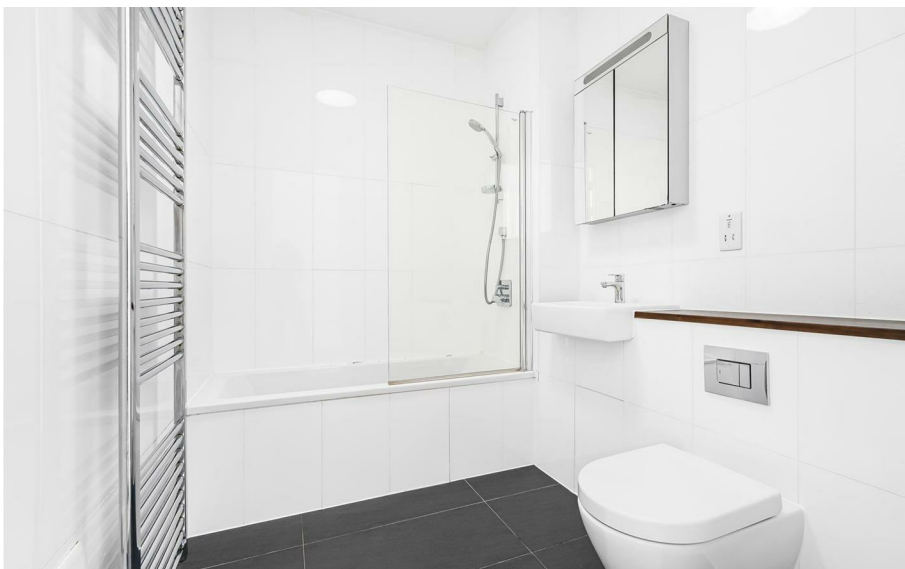
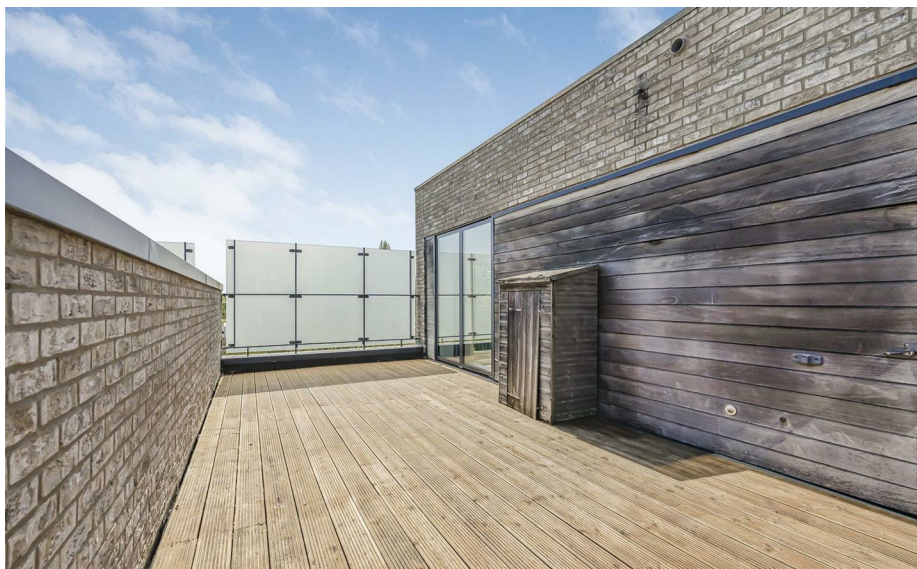


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Guide Price £950,000  
 Tenure – Freehold  
 Council Tax Band – F  
 Local Authority – Cambridge









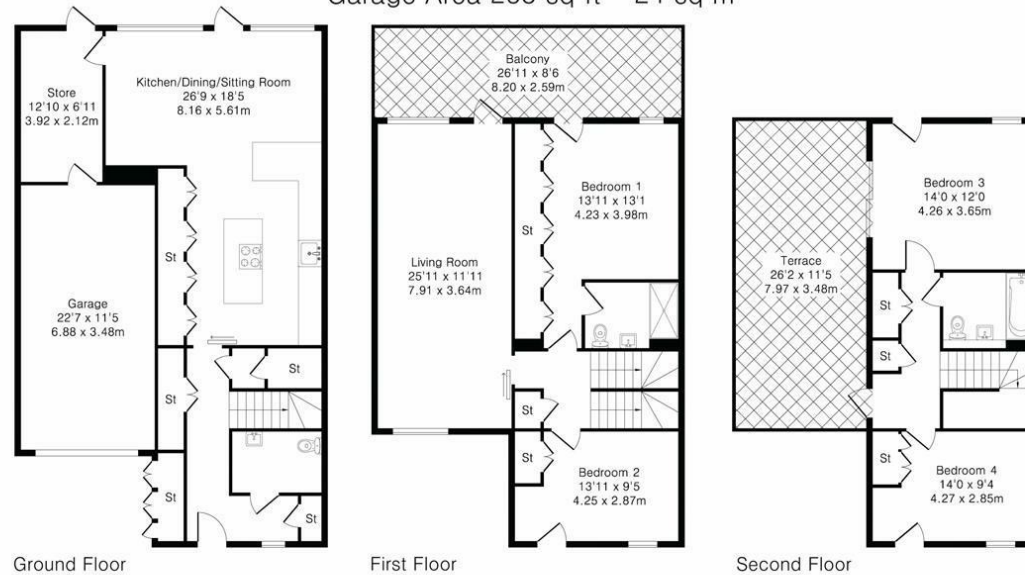
## Approximate Gross Internal Area 2051 sq ft - 190 sq m

Ground Floor Area 756 sq ft – 70 sq m

First Floor Area 799 sq ft – 74 sq m

Second Floor Area 496 sq ft – 46 sq m

Garage Area 258 sq ft – 24 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 practice. 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.



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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.