



Corn Lane, Trumpington, CB2 9NZ

CHEFFINS

Corn Lane

Trumpington,
CB2 9NZ

- Detached Family Home
- 4 Bedrooms
- Open Plan Kitchen/Dining/Living Room
- Principle Bedroom Suite With Much Improved Shower Room
- Private Rear Garden
- Carport With Electric Entrance Gate
- Offered With No Onward Chain

A much improved and stylish detached family residence, offering highly versatile accommodation across three floors, with a private low maintenance rear garden with covered entertainment area and pizza oven, occupying a most tucked away position on this established development with close proximity to a wealth of local amenities, Addenbrookes and the soon to open Cambridge South Station.

4 3 1

Guide Price £700,000





LOCATION

Corn Lane is located in the highly desirable area of Trumpington, offering a blend of suburban tranquility and convenient access to city life. The development is close to Trumpington Meadows and Byron's Pool, providing ample opportunities for outdoor activities and relaxation. Trumpington High Street is nearby, with a range of local amenities such as shops, cafes, and a pharmacy, while larger shopping and leisure facilities, including Cambridge Leisure Park and The Grand Arcade, are easily accessible by car or public transport. For commuters, Corn Lane is ideally positioned. The soon-to-be-open Cambridge South Station, just a short distance away, will provide even more convenient access to London and the wider region. Cambridge South will offer direct services to London King's Cross and London Liverpool Street, with travel times of approximately 50-60 minutes. Cambridge train station, also nearby, currently offers these regular services. The guided busway provides easy access to Addenbrooke's Hospital, the Cambridge Biomedical Campus, and the city centre, and the M11 motorway offers excellent road connectivity for commuters. With reputable schools such as Trumpington Community College within reach, Corn Lane is a perfect location for families and professionals alike.

STORM PORCH

covering front entrance door, inset LED downlighters, leading into:

ENTRANCE HALL

with wood effect flooring, stairs rising to first floor accommodation, double glazed windows to both front and side aspects, doors leading into respective rooms.

CLOAKROOM

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap with tiled splashback, wood effect upstand, tiled flooring, radiator, extractor fan, set of two understairs storage cupboard one housing space and plumbing for washer/dryer, automatic light, other cupboard housing wall mounted gas fired boiler providing hot water and heating for the property.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

Kitchen comprises a collection of both wall and base mounted storage cupboards and drawers with granite work surface with inset one and a quarter bowl stainless steel sink with hot and cold mixer tap, drainer to side, tiled splashback, integrated 5 ring Smeg induction hob with tiled splashback, Neff concealed extractor hood above, integrated Smeg oven and microwave, space and plumbing for American style fridge/freezer, integrated and concealed Bosch dishwasher, tiled flooring, inset LED downlighters, further ceiling inset extractor fan, double glazed window to side aspect, tiled flooring, opening through into Living/Dining Room with continuation of the tiled flooring from the kitchen, high vaulted ceiling, wall mounted air conditioning, radiator, Velux skylights with fitted blinds, almost full width set of double glazed windows and doors not only providing a large entry point of light into the room but immediate access out onto the garden.

ON THE FIRST FLOOR

LANDING

An expansive space with inset LED downlighters, radiator, stairs rising to second floor accommodation and double glazed windows to front aspect with doors leading into respective rooms.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head, hot and cold mixer bath tap, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, timber effect upstand, inset and recessed timber shelving, wall mounted mirror, heated towel rail, tiled flooring, inset LED downlighters, extractor fan, glazed shelving, double glazed window fitted with privacy glass out onto rear aspect.

BEDROOM 2

with wood effect flooring, full height set of built-in wardrobes fitted with railings and shelving and accessed via mirror sliding door, radiator, wall mounted air conditioning, double glazed window to front aspect, door leading through into:

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, timber upstand, wall mounted mirror, shaver point, recess storage shelf underneath wash hand basin, heated towel rail, tiled flooring, inset LED downlighters, extractor fan.

BEDROOM 4

with wood effect flooring, radiator, wall mounted air conditioning unit, double glazed windows to both side and rear aspect.

ON THE SECOND FLOOR

LANDING

loft access with drop down ladder, cupboard housing pressurised hot water cylinder as well as the solar panel heating manifold, inset LED downlighters, double glazed windows providing far reaching views over the nearby fields.

PRINCIPAL BEDROOM SUITE

with wood effect flooring, an extensive range of built-in cabinetry and wardrobes with largest access via a mirrored sliding set of doors, the others more recently fitted by the owners and are accessed by timber effect full height doors as well as drawers and provides a vanity unit, wall mounted air conditioning, radiator, double glazed windows to both front and rear aspect, door leading through into:

BATHROOM

much improved bathroom comprising of a three piece suite with large walk-in shower cubicle with dual mounted shower head, recessed shelving and glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, standalone stone wash hand basin, tiled surround, further recessed storage shelving, wall mounted mirror, shaver point, fitted drawers underneath wash hand basin, heated towel rail, inset LED downlighters, extractor fan, tiled flooring.

BEDROOM 3

with wood effect flooring, built-in wardrobe fitted with railings and shelving, radiator, wall mounted air conditioning, double glazed windows to both side and rear aspect.

OUTSIDE

To the front the property is approached off Corn Lane via a block paved drive leading to the front entrance gate and door the block paved pathway is bordered by some well stocked bedding and to the side of the house is a further area laid to lawn as well as some well stocked bedding full of mature shrubs and flowering plants.

To the rear of the property is an enclosed garden principally laid to lawn with a large paved patio area led directly off the rear part of the property which then extends out to a covered pergola area providing a wonderful space to both relax and entertain. The current owners have further fitted a barbecue station and pizza oven. The lawned area is bordered by some well stocked bedding and the other side of the garden being enclosed by a brick wall. A wrought iron gate leads through to Car Port with enough parking for two vehicles with block paved flooring, fitted power and lighting and electrical gate provides access from Corn Lane itself.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) A		87
(51-61) B		
(39-50) C		
(31-38) D		
(21-30) E		
(13-20) F		
(1-12) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £700,000

Tenure - Freehold

Council Tax Band - F

Local Authority - Cambridge City Council



Approximate Gross Internal Area 1491 sq ft - 139 sq m

Ground Floor Area 457 sq ft - 42 sq m

First Floor Area 449 sq ft - 42 sq m

Second Floor Area 448 sq ft - 42 sq m

Outbuilding Area 137 sq ft - 13 sq m



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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.