

The Brambles, Trumpington, CB2 9LY

CHEFFINS

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Trumpington,
CB2 9LY

4 2 2

Guide Price £1,000,000



- 4 Double Bedrooms
- 2 Reception Rooms
- Kitchen & Utility
- 2 Bathrooms & Cloakroom
- Generous Garden
- Parking & Double Garage

A four bedroom detached property extending to approximately 1664sqft and arranged over two floors. The property further benefits from off-road parking for multiple vehicles as well as a double garage and generous rear garden and is located close to local amenities and transport links including Addenbrookes Biomedical Campus, Cambridge South Station and the M11. This property is being sold with no onward chain.









LOCATION

Trumpington occupies a favoured location on the south-west side of the city with convenient access to the Addenbrookes campus and swift access to the M11 and the village of Great Shelford. Trumpington is serviced by a good range of local amenities including various shops and a large supermarket. Further amenities can be found in Cambridge city centre approximately 2.5 miles away, accessed either by car or a variety of cycle and bus routes, including the guided busway to Cambridge railway station.

UPVC DOUBLE GLAZED FRONT DOOR
leading into:

ENTRANCE HALL
with wood effect laminate flooring, radiator, downlight, storage cupboard with coat hanging hooks and stairs leading to first floor, access into various rooms including:

DOWNSTAIRS W C
with wood effect laminate flooring, radiator, low level w.c., wash hand basin with tiled splashback, upvc double glazed frosted window overlooking front of the property, downlight, coat hanging hooks.

KITCHEN
with wood effect laminate flooring, range of floor and wall units with laminate worktop, space for oven, one and a half stainless steel sink and drainer, space and plumbing for washing machine, space for fridge/freezer, part tiled walls, downlight, radiator, upvc double glazed windows overlooking the rear garden, serving hatch and access into:

UTILITY ROOM
with wood effect laminate flooring, radiator, storage cupboard with shelving, boiler, laminate worktop with space and plumbing for washing machine, space for additional fridge, butler style sink, storage shelving, upvc double glazed windows overlooking front of the property, radiator, downlight, fuse box and upvc double glazed door leading out to the side of the property.

DINING ROOM
with wood effect laminate flooring, radiator, downlight, upvc double glazed window overlooking rear garden, serving hatch from kitchen.

SITTING ROOM
carpeted, upvc double glazed bay style window overlooking front of the property, two radiators, feature fireplace, two downlights, door into;

CONSERVATORY
with tiled floor, doors opening out onto rear garden.

ON THE FIRST FLOOR

LANDING
carpeted, upvc double glazed window overlooking front of the property, radiator, downlight, access into loft space, door into airing cupboard housing water tank and shelving, access into various rooms including:

PRINCIPAL BEDROOM
carpeted, upvc double glazed window overlooking the rear garden, radiator, downlight, door into:

ENSUITE SHOWER ROOM
with wood effect laminate flooring, three piece suite comprising of walk-in tiled shower, wash hand basin with storage drawer beneath, low level w.c., upvc double glazed frosted window overlooking front of the property, heated towel rail, fully tiled walls, downlight.

BEDROOM 2
carpeted, upvc double glazed window overlooking rear garden, downlight, radiator.

BEDROOM 3
carpeted, upvc double glazed window overlooking rear garden, downlight, radiator.

BEDROOM 4
carpeted, upvc double glazed window overlooking front of the property, downlight, radiator.

FAMILY BATHROOM
Three piece suite comprising of bath with shower over, low level WC and wash hand basin with cabinet above, wood effect laminate flooring, part tiled walls, UPVC double glazed frosted window, radiator

OUTSIDE
The property is approached via paved driveway offering off road parking for multiple vehicles. DOUBLE GARAGE beyond with electric up and over doors, concrete base, power and lighting, additional eaves storage, upvc double glazed frosted window to the side. Borders containing a variety of trees, hedges and shrubs. Access into rear garden via a side gate and step up to front door.

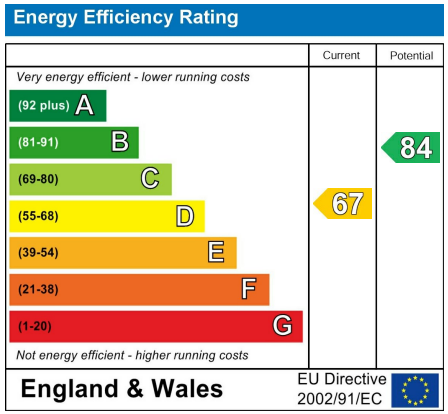
Rear garden with terrace area perfect for outside seating and al fresco dining, outside water tap. The rear garden is predominantly laid to lawn and fully enclosed via timber fencing and borders containing a variety of trees, shrubs and hedges. Pathway leads down to the end of the garden where there is a timber storage shed and additional access into the rear garden offering further potential for off-road parking should it be required. The property has access to the side and there is a personal door into the double garage.



















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Tenure - Freehold
Council Tax Band - G
Local Authority - Cambridge City



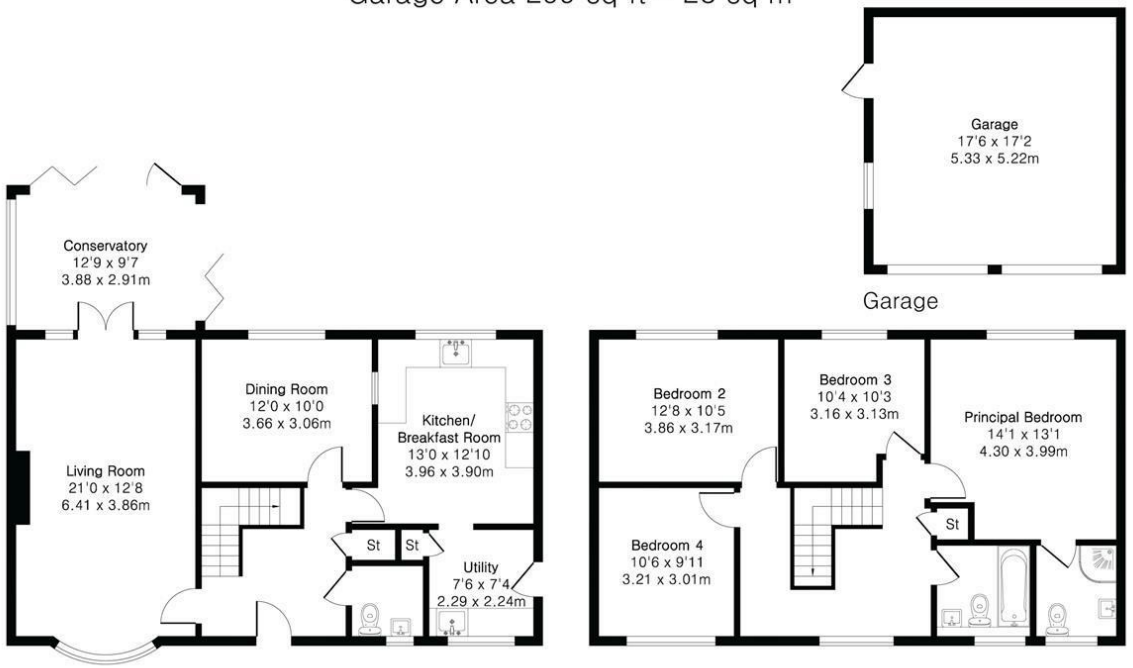






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Approximate Gross Internal Area 1664 sq ft - 155 sq m
(Excluding Garage)
Ground Floor Area 900 sq ft – 84 sq m
First Floor Area 764 sq ft – 71 sq m
Garage Area 299 sq ft – 28 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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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.

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