



Charger Road, Trumpington, Cambridge, CB2 9EA



pocock & shaw

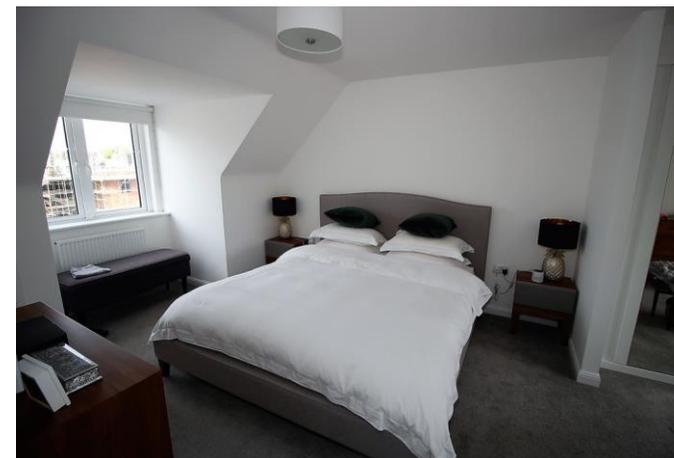
Residential sales, lettings & management

19 Charger Road
Trumpington
Cambridge
CB2 9EA

Built in 2016, this three story four bedroom home is pleasantly located on the edge of this sought after development with views toward Trumpington Meadows Nature Reserve and open access to Byron's Pool. VACANT and CHAIN FREE

- Reception hall with cloakroom
- Well appointed sitting room
- Superbly fitted kitchen dining room
- Three first floor bedrooms
- En-suite shower room
- family bathroom
- impressive 2nd floor master suite
- Dressing room and en-suite
- Garage /carport
- Enclosed rear garden

Offers around £650,000



Built in 2016 of a traditional brick construction under a pitched roof, this three storey four bedroom family home offers immaculately presented accommodation. On the ground floor there is a large reception hall with well appointed sitting room and impressive kitchen/dining room. To the first floor there are 3 bedrooms, family bathroom and en suite shower room to bedroom 2 and to the second floor an impressive master suite with dressing room, en suite shower room and views towards Trumpington Meadows Country Park.

Charger Road is a private residential road to the south of the historic city centre and this particular property is ideally placed with views towards Trumpington Meadows Country Park and with open access to Byrons Pool. The development offers excellent access to not only the historic city centre but also Addenbrookes Hospital and the mainline railway station with the guided busway only a short walk away.

GROUND FLOOR

ENTRANCE PORCH with glazed entrance door to

RECEPTION HALL with stairs rising to first floor, built in understairs storage cupboard.

CLOAKROOM with fitted suite comprising pedestal wash hand basin, close couple wc, obscure glazed window to front.

SITTING ROOM 15' 3" x 10' 9" (4.65m x 3.28m) with box bay window to front, radiator, attractive wood effect laminate flooring, double multi pane doors to

KITCHEN/DINING ROOM 18' 9" x 11' 8" (5.72m x 3.56m) with attractive range of modern units set under a contrasting work surface with inset one and a half bowl single drainer stainless steel sink unit with chromium mixer tap, space and plumbing for dishwasher, continuation of work surface with four burner gas hob with single oven beneath, matching stainless steel canopy extractor, matching wall mounted cupboards, further range of units to opposing wall with wine rack, space and plumbing for washing machine, radiator, double French doors to rear garden, window to rear, door returning to hall.

FIRST FLOOR

LANDING

BEDROOM 2 8' 11" minimum (2.72m with window to front, radiator, door to

ENSUITE SHOWER ROOM comprising wall mounted wash basin with chromium mixer tap, close couple wc and double shower cubicle, ceramic tiling to walls, heated chromium towel rail/radiator

BEDROOM 3 12' 6" x 11' (3.81m x 3.35m) with window to rear, radiator.

BEDROOM 4 12' 1" x 7' 6" (3.68m x 2.29m) with window to rear, radiator, double fitted wardrobe.

BATHROOM with fitted white suite comprising wall mounted wash basin with chromium mixer tap, close couple wc and panelled bath, fitted mixer tap and shower above, ceramic tiling to walls and floor, chromium towel rail/radiator, obscure glazed window to front.

LANDING with stairs rising to

SECOND FLOOR

LANDING with single built in storage cupboard, door to

MASTER SUITE with

BEDROOM AREA 11' 2" x 10' 4" (3.4m x 3.15m) with radiator, window to front with views towards Trumpington Country Park.

DRESSING AREA 10' 4" x 7' 11" (3.15m x 2.41m) with fitted wardrobes to one wall, radiator, window to rear, access to eaves storage space, door to

ENSUITE SHOWER ROOM comprising wall mounted wash basin, close couple wc and double shower cubicle, part ceramic tiling to walls, heated towel rail/radiator.



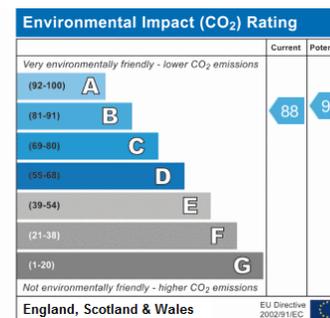
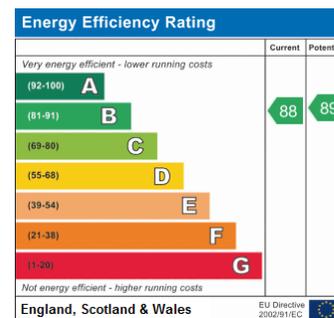
OUTSIDE To the front of the property there is a small garden area with wrought iron railings to boundary. Block paved driveway leading to attached carport with timber up and over door leading to the rear garden in the main laid to lawn with large paved patio area. Timber bin store and cycle store. Close boarded timber fencing to side and rear boundaries.

SERVICES All mains services.

TENURE The property is Freehold.

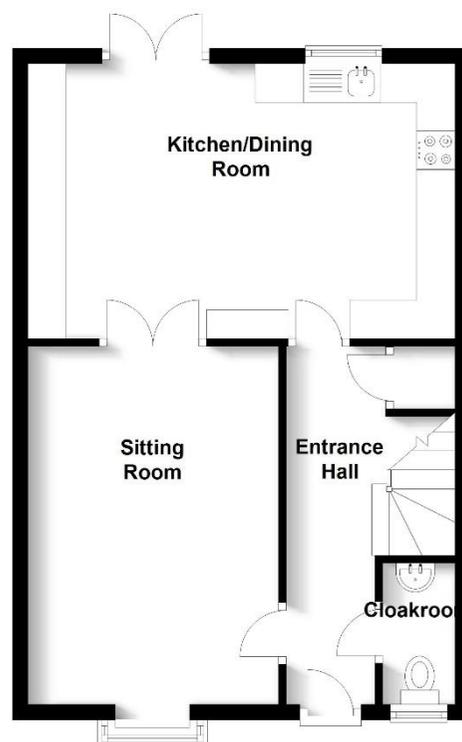
COUNCIL TAX Band F

VIEWING By arrangement with Pocock and Shaw

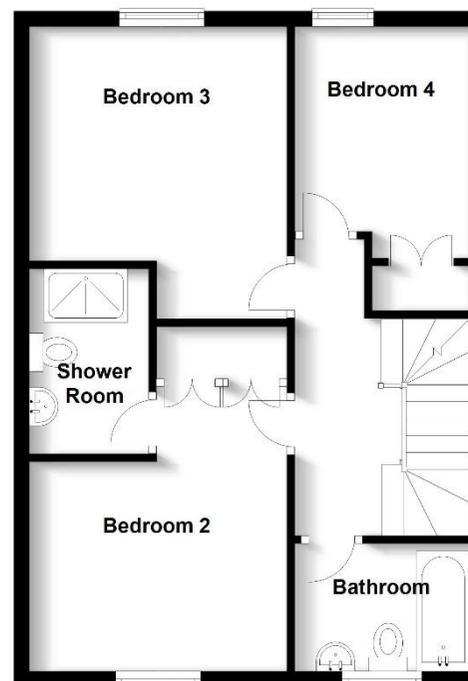


CB/16993

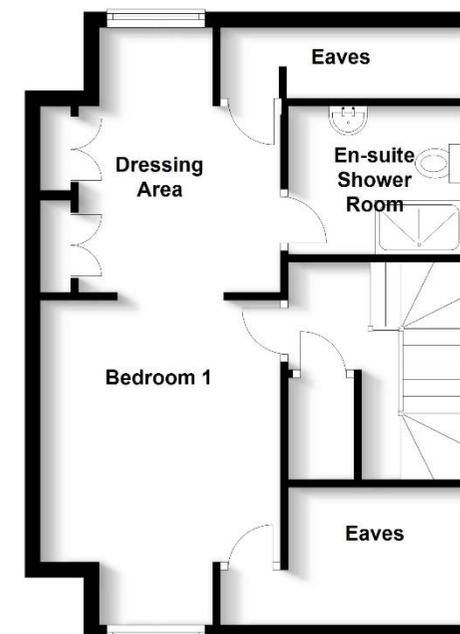
Ground Floor



First Floor



Second Floor



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

pocock & shaw
Residential sales, lettings & management