

77

SHELFORD ROAD

TRUMPINGTON | CAMBRIDGE | CB2 9GT



# 77

SHELFORD ROAD  
TRUMPINGTON | CAMBRIDGE | CB2 9GT

---

An exclusive development of 9 modern homes by an independent Cambridge developer conveniently located on the south side of the City.

---



The development by local independent developer Camhouse Ltd. comprises 9 stunning high-quality contemporary homes built using stylish architecture and carefully chosen materials to create well thought out comfortable homes, situated in a small yet spacious landscaped private development. Each property boasts outstanding design and detailing making use of the most modern materials including zinc, steel and powder coated aluminium Velfac windows.

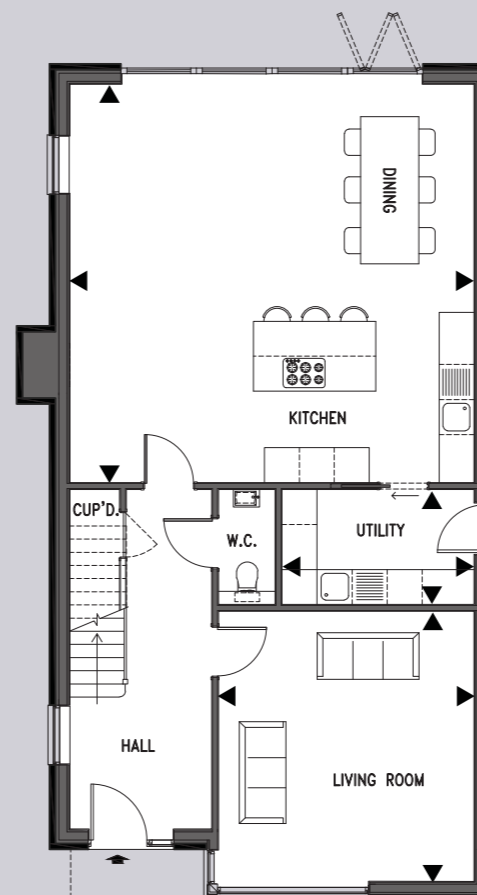
77 Shelford Road is conveniently situated between Trumpington High Street and Addenbrooke's road, on the south side of the city allowing easy access to both the local amenities and all the city has to offer. Trumpington is an eagerly sought-after residential area under two miles from Cambridge City Centre and offers a wide range of local shops, including Waitrose, which is in easy walking distance. Approach to the city is fast and direct and includes a traffic-free cycle route alongside the guided busway.

There are several good local schools and the properties are ideally placed for access to Addenbrooke's and Royal Papworth Hospitals, as well as the Biomedical Campus which are all about 1 mile from here. Cambridge Railway station is just over 2 miles from here and gives access to both Kings Cross (53 mins) and Liverpool Street (67 mins). The City Centre offers excellent shopping and leisure facilities, museums, cinemas and restaurants all within a 2.5-mile radius, giving easy access to such a beautiful and lively city. The M11 is nearby, accessible at junction 11 (1 mile).

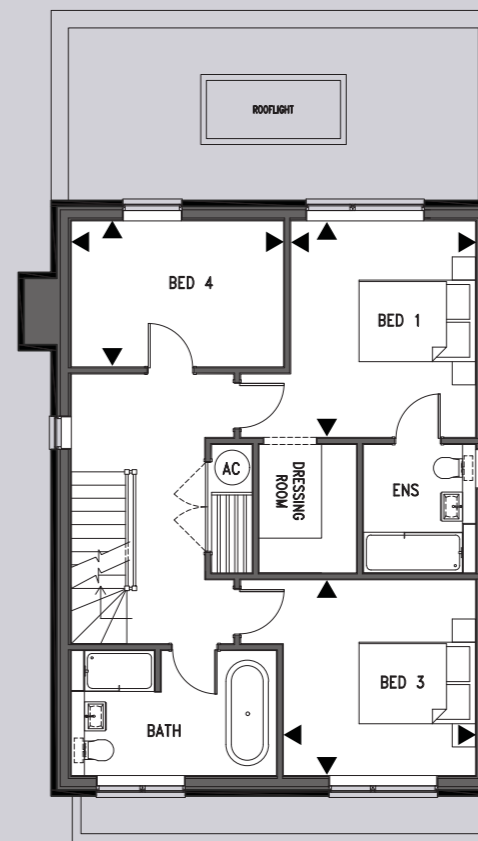
Built to a superior specification, each property offers beautifully designed living space and generous bedroom accommodation. Set across three floors and benefiting from high-quality German kitchens, with Silestone worksurfaces and integrated appliances, as well as underfloor heating on the ground floor, high quality electrical specifications and Villeroy & Boch bathrooms.



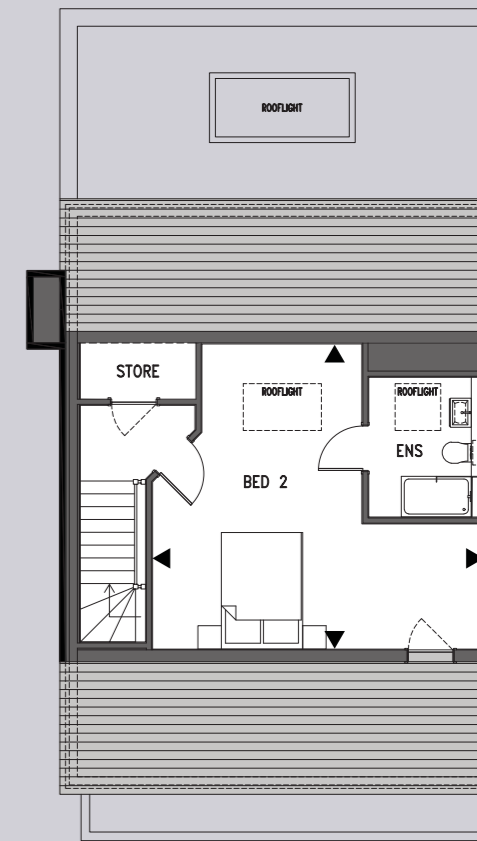
## Plot 1



Ground Floor



First Floor



Second Floor

| Plot 1         | m             | ft            |
|----------------|---------------|---------------|
| Kitchen/Dining | 6.94m x 6.84m | 22'9" x 22'5" |
| Utility Room   | 3.30m x 1.97m | 10'10" x 6'6" |
| Living Room    | 4.38m x 4.63m | 14'5" x 15'3" |
| Bedroom 1      | 3.17m x 3.72m | 10'5" x 12'2" |

| Plot 1    | m                    | ft                   |
|-----------|----------------------|----------------------|
| Bedroom 2 | 5.69m x 5.24m (max.) | 18'8" x 17'2" (max.) |
| Bedroom 3 | 3.30m x 3.36m        | 10'10" x 11'0"       |
| Bedroom 4 | 3.64m x 2.50m        | 8'3" x 12'0"         |
| Bathroom  | 3.52m x 2.14m        | 11'7" x 7'0"         |

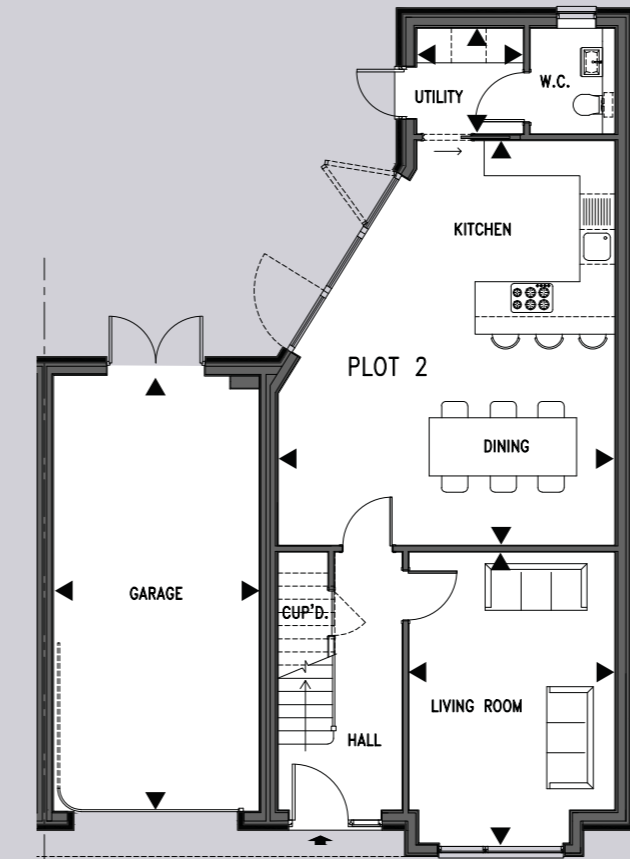
Total area: 2001 sqft/186 sqm

Not to scale. All dimensions have been taken from architects drawings – please check on site

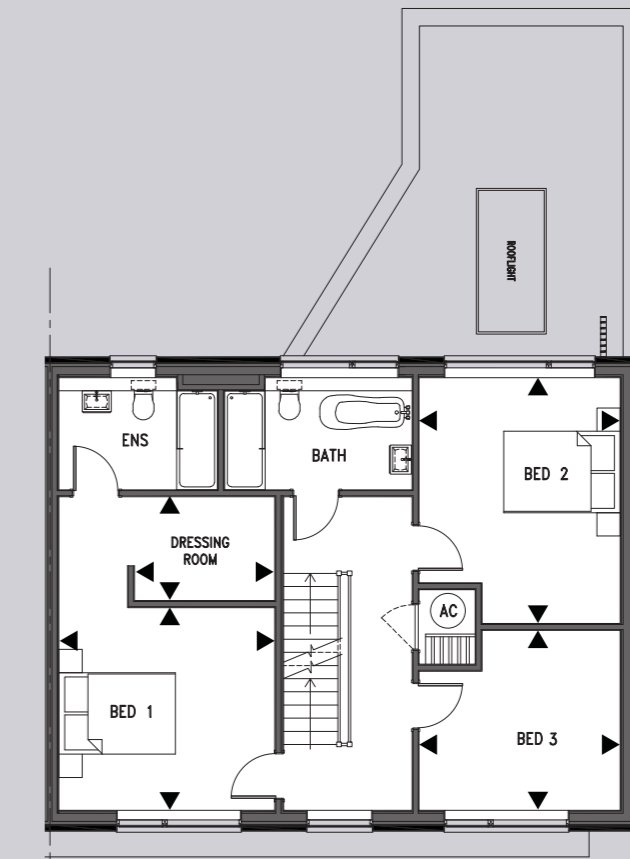




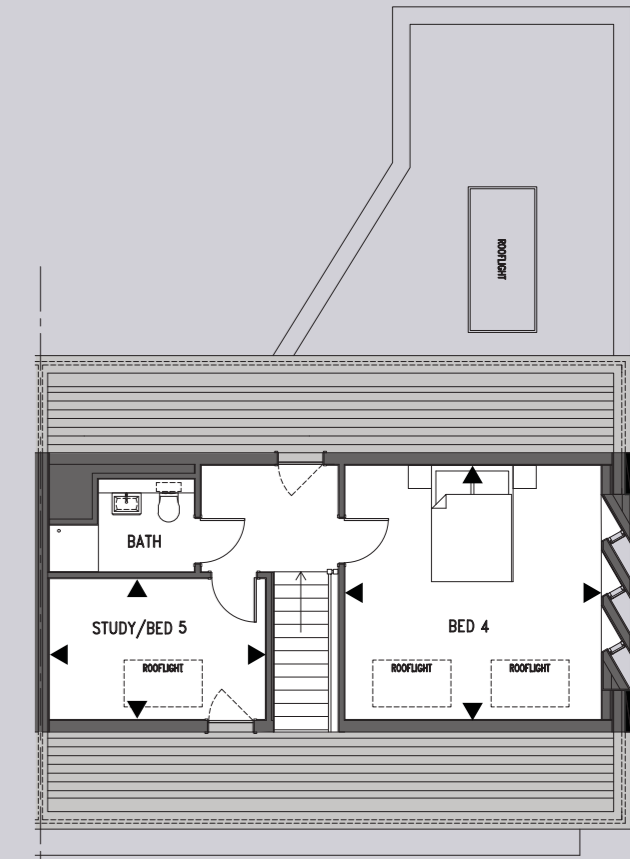
## Plots 2 & 3



Ground Floor



First Floor



Second Floor

| Plots 2 & 3    | m                    | ft                   |
|----------------|----------------------|----------------------|
| Kitchen/Dining | 6.94m x 5.85m (max.) | 22'8" x 19'2" (max.) |
| Utility Room   | 1.88m x 1.82m        | 6'2" x 6'0"          |
| Living Room    | 5.27m x 3.59m        | 17'3" x 11'8"        |
| Garage         | 7.62m x 3.59m        | 25'0" x 11'8"        |
| Bedroom 1      | 3.65m x 3.53m (max.) | 12'0" x 11'6" (max.) |
| Dressing Room  | 2.16m x 1.55m (max.) | 7'11" x 5'10" (max.) |

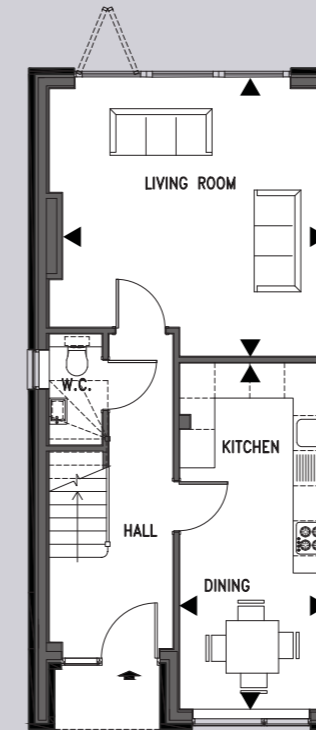
| Plots 2 & 3     | m                    | ft                    |
|-----------------|----------------------|-----------------------|
| Bedroom 2       | 3.99m x 3.50m (max.) | 13'10" x 11'5" (max.) |
| Bedroom 3       | 3.50m x 3.13m        | 11'5" x 10'3"         |
| Bedroom 4       | 4.41m x 4.35m (max.) | 14'5" x 14'3" (max.)  |
| Bedroom 5/Study | 3.71m x 2.16m        | 12'2" x 7'11"         |

Plans shown are of plot 2, plot 3 is handed  
 Total area: 1937 sqft/180 sqm  
 Not to scale. All dimensions have been taken from architects drawings – please check on site



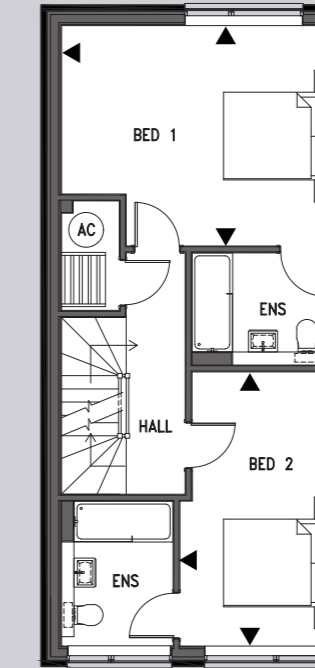


## Plots 4 - 9



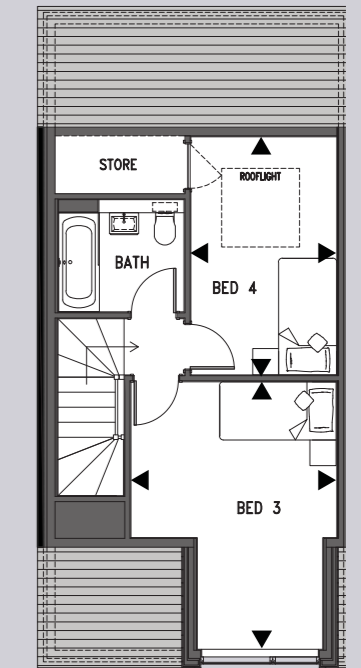
Ground Floor

| Plots 4-9      | m                    | ft                    |
|----------------|----------------------|-----------------------|
| Kitchen/Dining | 6.00m x 2.49m        | 19'7" x 8'2"          |
| Living Room    | 4.60m x 4.11m (max.) | 15'10" x 13'5" (max.) |
| Bedroom 1      | 4.81m x 3.84m (max.) | 15'8" x 12'6" (max.)  |



First Floor

| Plots 4-9 | m                    | ft                   |
|-----------|----------------------|----------------------|
| Bedroom 2 | 4.84m x 2.68m (max.) | 15'7" x 8'10" (max.) |
| Bedroom 3 | 4.81m x 3.53m (max.) | 15'8" x 11'6" (max.) |
| Bedroom 4 | 4.11m x 2.49m        | 13'5" x 8'2"         |



Second Floor

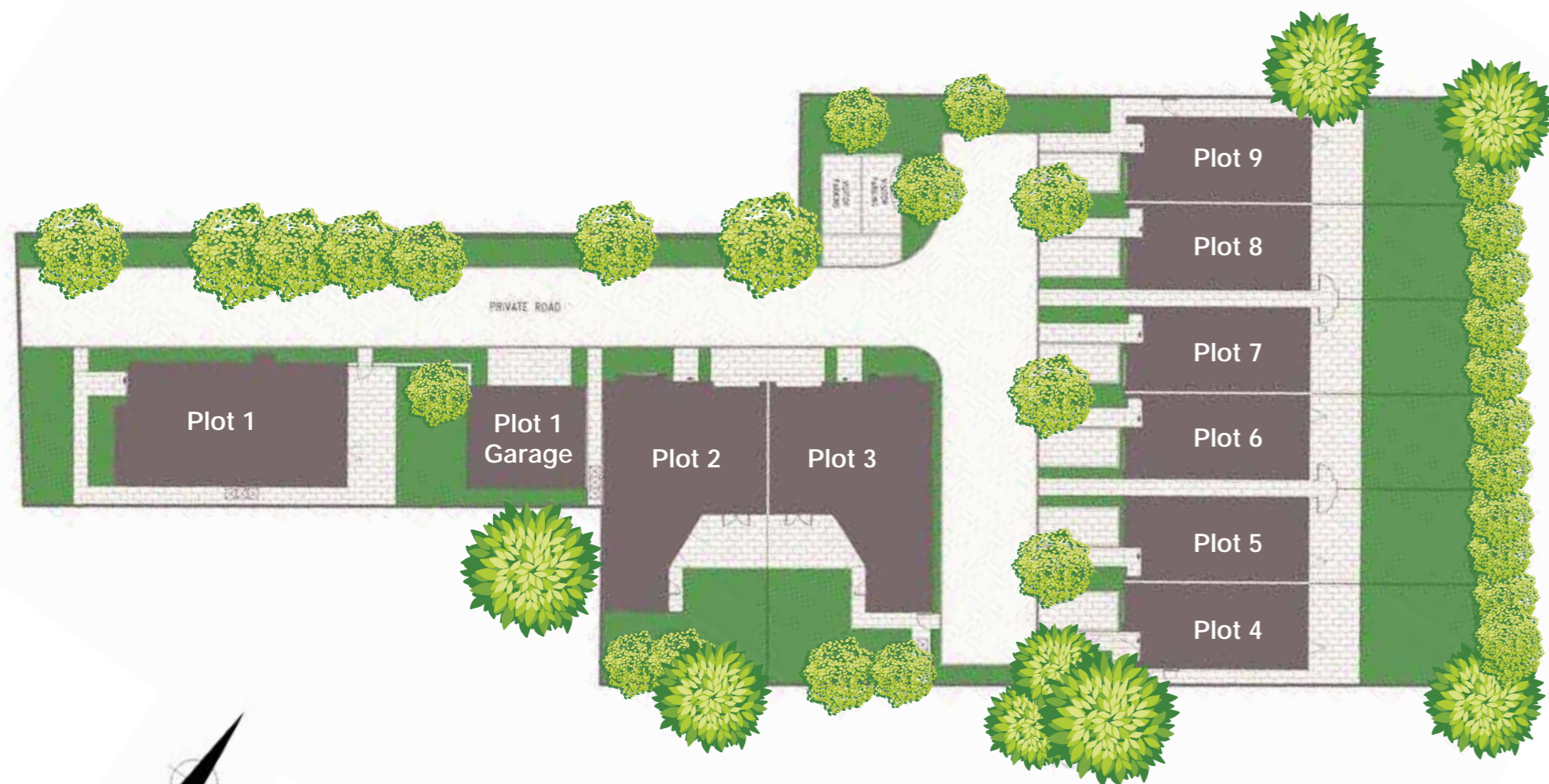
Plans shown are of plot 9. Please note that plots 4 & 5 are handed

Total area: 1453sq ft/135m

Not to scale. All dimensions have been taken from architects drawings – please check on site



## Site plan



Plots 4 to 9 will have cycle stores to the rear gardens

## Specification

### Kitchen

- Bespoke luxury 'ByDesign' Nobilia contemporary handleless kitchens in matt finishes
- Silestone work surfaces and matching up stands
- Stainless steel 1.5 bowl under mounted sink
- Induction hob
- Neff electric fan assisted oven with 'slide and hide' door
- Extractor fan (downdraft to selected plots)
- Neff Combination microwave oven
- Neff Fridge/ freezer
- Neff Dishwasher
- Neff integrated washer dryer (plot specific)
- Neff steamer oven (plot 1 only)
- CDA wine fridge (plot 1 only)
- Quooker boiling water tap (plots 1 - 3)

### Utility Room (plots 1 - 3)

- Contemporary units
- Chrome mixer tap
- Plumbing and space for washing machine and separate tumble drier

### Heating and Water System

- Concealed 'Viessmann' high efficiency pressurised gas fired condensing boiler
- Hive active heating
- Underfloor heating to ground floor with zoned thermostat's
- Radiators to first and second floor
- 'Joule' high capacity pressurised hot water cylinder
- Outside tap

### Bathroom, En Suites and Cloakroom

- Contemporary white 'Villeroy & Boch' sanitaryware
- Grohe chrome mixer taps and shower fittings
- Bath with thermostatic shower and shower screen
- Walk in showers with dual head 'Grohe' thermostatic showers to shower rooms
- Vanity units with wash basin over
- Heated dual fuel chrome towel rails
- Fitted mirrors or mirrored cupboards with LED lights & socket
- 'Devi' electric under tile heating
- 'Villeroy & Boch' porcelain floor and full height wall tiling

### Electrical

- High quality electrical specification
- Data wiring system
- Fully fitted intruder alarm
- Television points to reception room and bedrooms
- Brushed steel sockets/switches to kitchen
- LED down lighters throughout
- External lights to front, side and rear
- External power to rear
- Wired smoke alarms

### Construction and External Finishes

- High quality facing brickwork
- Clay plain tiled roof
- High specification Velfac windows and doors
- Powder coated aluminium bi-fold doors
- External zinc detailing to plots 1-3
- Low maintenance aluminium rainwater goods

### Internal Finishes

- White contemporary internal doors
- Bespoke staircase with oak handrails
- Chrome/brushed steel ironmongery
- Emulsion painted wall finishes
- Smooth plastered ceilings
- Bi-fold doors to rear garden

### Flooring

- Amtico vinyl flooring to the ground floor
- Porcelain tiles to bath/shower rooms
- High quality carpet to stairs, landings and bedrooms

### Landscaping

- Block paved driveway, parking areas and paths
- Paved terrace
- Landscaped front garden
- Turfed rear garden
- Garden storage shed

### Warranty

10 year advantage structural warranty

### Tenure

Freehold. Management company for private roadway. Annual cost to be advised.

### Services

All mains services are connected to the properties. BT and Virgin Media wiring to each plot

### Postal address

1 to 9 Wedd Close, Trumpington Cambridge CB2 9GT





Great Shelford Office, Redmayne Arnold & Harris, 30 Woollards Lane, Great Shelford, Cambridge CB22 5LZ

01223 800860 | [newhomes@rah.co.uk](mailto:newhomes@rah.co.uk) | [rah.co.uk](http://rah.co.uk)

The images shown are for illustrative purposes only, are not plot specific and may vary from finishes within individual properties. The information given is without responsibility on the part of the agent (sellers) and you should not rely on the information being factually accurate about the property. Neither Redmayne Arnold & Harris nor anyone in its employment or acting on its behalf have the authority to make any representation or warranty in relation to this property. The areas, measurements and distances are approximate only.