



## 6 Trinity Way, Papworth Everard, Cambridge. CB23 3AR

Well presented and deceptively spacious semi detached home, Four Bedrooms with Master En Suites, Dual aspect lounge, Well appointed kitchen/dining room, Rear garden with access to driveway, Gas central heating and double glazing, Garage and driveway to rear, SOLD WITH NO ONWARD CHAIN, VIEWING ADVISED!!



**£425,000 Freehold**

## PROPERTY DESCRIPTION

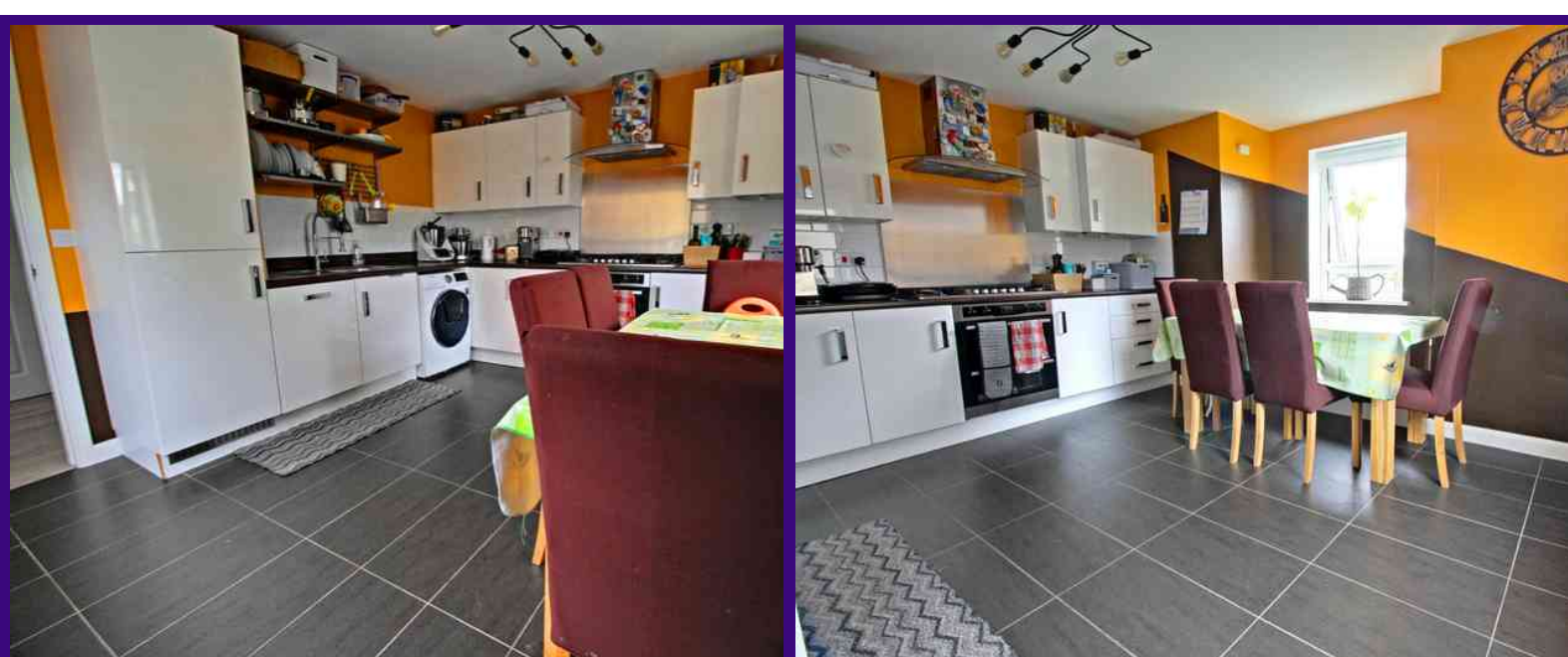
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The thriving community of Cambourne, currently made up Great, Lower & Upper, can be found off the A428 between Cambridge (9miles East) and St Neots (9 miles West) making it ideal for commuters with both having main line train stations to London and giving excellent access to major road routes including the M11, A14 & A1. The village centre offers a wealth of amenities & facilities including one of only a handful of Morrisons flagship stores with café & petrol station, two Hotels, Cambourne Soul youth club, Greens coffee shop, various take-away food establishments & restaurants, family pub, The Cambridge Building Society, a dry cleaners, a Library, a purpose built sports centre with social club, gym, astro turf & grass pitches, newly opened skate park, 2 cricket pitches, a health centre, a dentist, a pharmacy, Police Station and a Fire Station. Furthermore there are four Primary Schools which include Monkfield Park, Hardwick & Cambourne Community Primary School, The Vines & Jeavons Wood, which all filter into the secondary school Cambourne Village College rated Outstanding (OFSTED 2015), this is connected as a sister school with Comberton Village College, recently designated top of the national league of state secondary schools.

## FEATURES

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- Well presented throughout
- Spacious semi detached home
- Four bedrooms with master en suite
- Kitchen / dining room
- Garage and driveway
- Gas central heating & Double glazing
- Sold with no onward chain





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Stairs to first floor, Under stairs storage cupboard.

#### Living Room

4.43m (14'6") max x 4.12m (13'6")

Two windows to side, window to front, French style patio doors to rear garden.

#### Kitchen/breakfast Room

4.12m (13'6") x 3.30m (10'10")

Window to side, window to front.

#### WC

Fitted with two piece suite comprising, pedestal wash hand basin and close coupled WC.

### First Floor

#### Landing

Stairs to second floor, door to:

#### Bedroom 1

4.12m (13'6") x 3.27m (10'9")

Window to front, two double wardrobes, door to:

#### En suite Shower Room

Fitted with three piece suite comprising shower, pedestal wash hand basin and close coupled WC, window to front.

#### Bedroom 3

4.12m (13'6") x 2.91m (9'7")

Window to side, window to front.

### Second Floor

#### Bedroom 2

4.12m (13'6") x 3.27m (10'9")

Window to side, window to front, two double wardrobes.

#### Bedroom 4

4.12m (13'6") x 2.89m (9'6") max

Window to front, window to side, double wardrobe.

#### Family Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and close coupled WC, window to front.

#### Garden

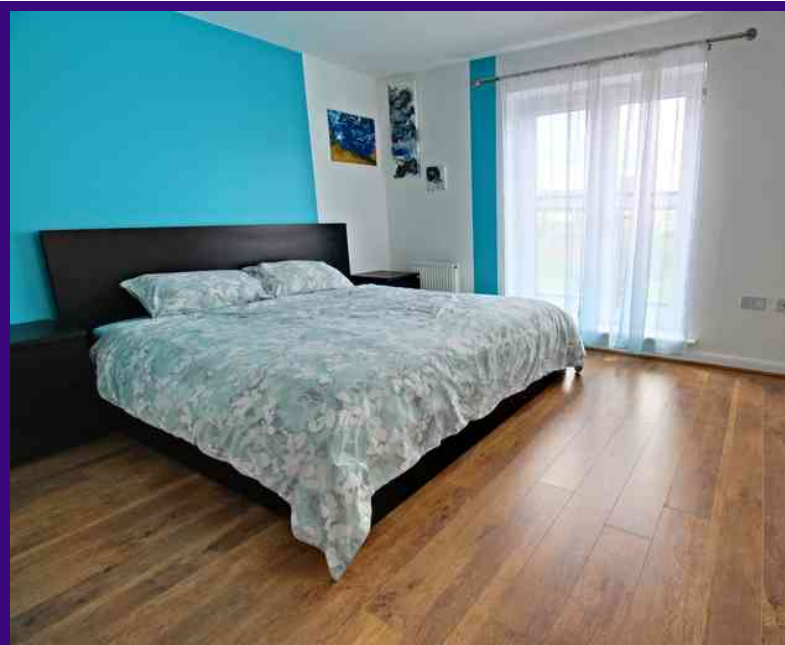
The property has a rear garden which is mainly laid to lawn and has a good size patio area. The rear garden has a part walled perimeter and has an array of mature plants and shrubs to its borders. There is also a rear gate leading the driveway.

#### Garage

The property benefits from a single garage with up and over door, power and light. There is a driveway to the front offering off road parking.

#### Agents Notes

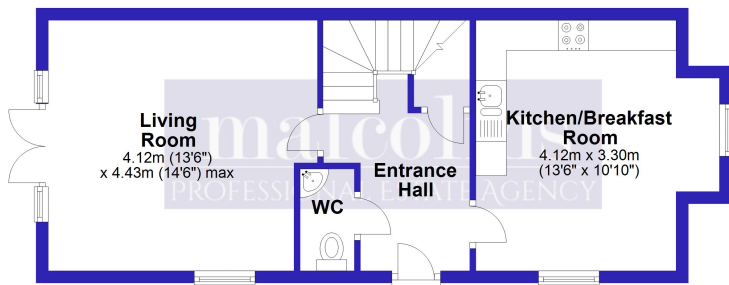
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce photographic and proof of address identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.



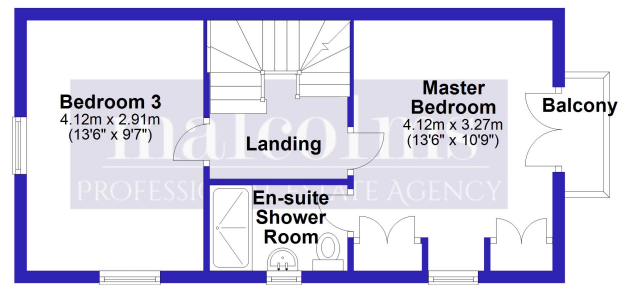
## FLOORPLAN & EPC

malcolms  
PROFESSIONAL ESTATE AGENCY

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		89
(81-91) <b>B</b>	80	
(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, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

Cambourne  
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