



**BISHOPS ROAD, TRUMPINGTON, CB2 9NQ**

Guide Price: £650,000

**Carter Jonas**

# BISHOPS ROAD, TRUMPINGTON. CB2

An opportunity to acquire a generous self-build plot with full planning permission for a 4 bedroom detached house, in this established position on Bishops Road, Trumpington. Further information available from South Cambs planning portal reference 22/02782/FUL.

Planning has been granted for a 4 bedroom detached family dwelling offering accommodation over two floors plus basement. Comprising entrance hall, family room, dedicated study, open-plan kitchen/living/dining room, utility room, basement entertainment room, 4 bedrooms and 4 bathrooms. Permission for a separate office/gym to the garden has also been granted.

## Location

Trumpington lies just 2 miles south of the historic Cambridge city centre and is well served in terms of everyday shopping facilities which include a large Waitrose supermarket, a parade of shops, and a petrol station/store. There are two popular pubs which both serve food along with a restaurant within the village.

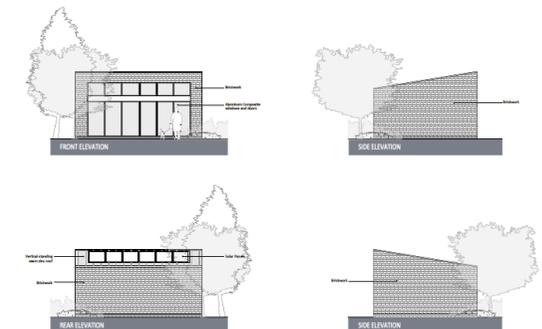
Independent schools for all age groups are available in Cambridge city including St Marys, The Perse, St Faith's and The Leys along or just off Trumpington Road/Street which can be reached via a designated cycle route into Cambridge. There are two primary schools in Trumpington which feed into the recently opened Trumpington Community College.

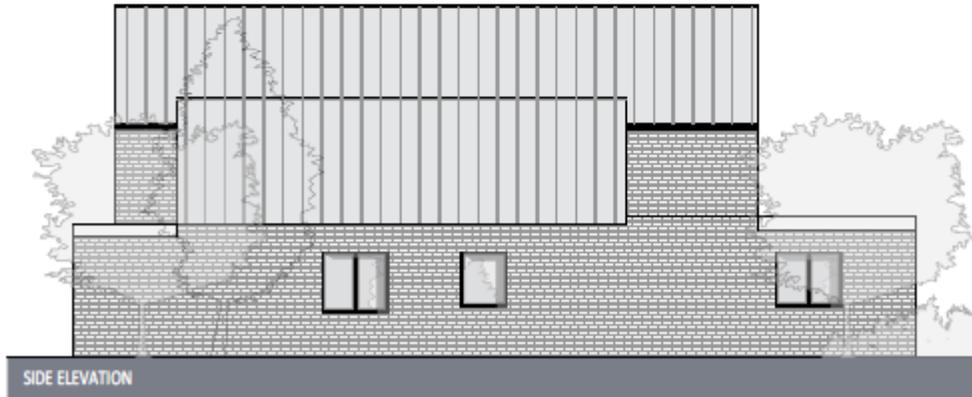
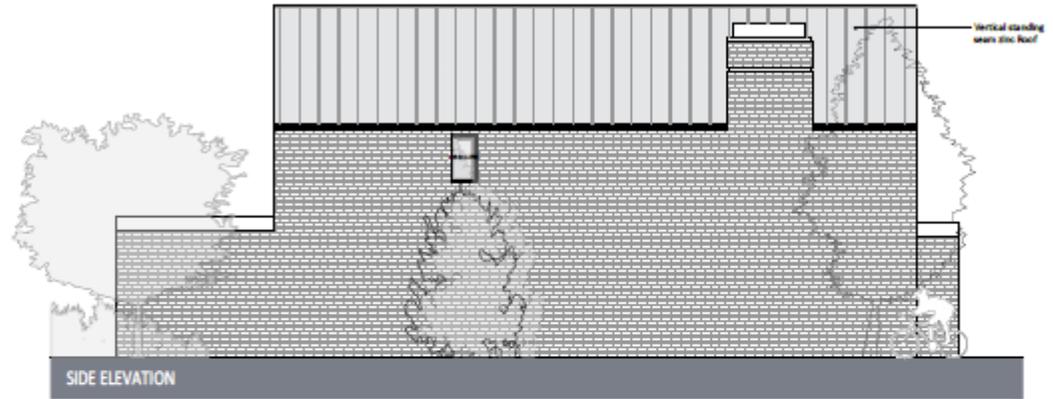
There are many open public spaces in the vicinity including those at Byron's Pool and Grantchester Meadows, Coe Fen and Lammas Land, along with the new country park at Great Kneighton which is situated on the outskirts and to the east of Trumpington.

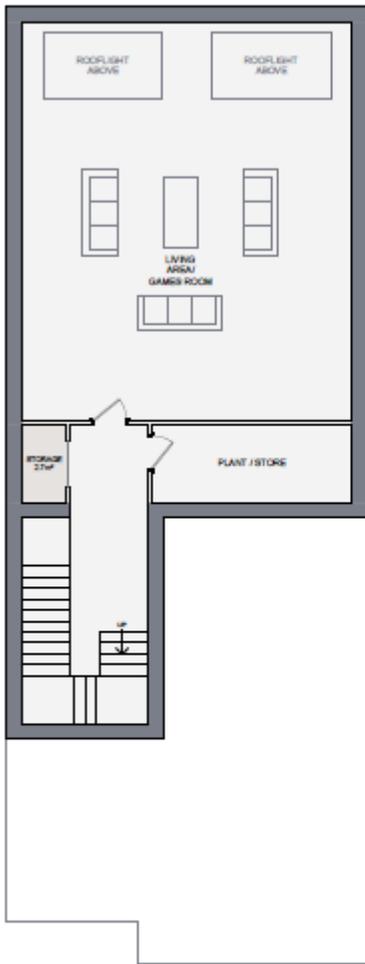
Trumpington village lies close to the M11 at Junction 11 which heads south towards Stansted Airport, London and the M25 and north towards A14, A1, M1 and M6. There are regular train services from Cambridge into London from around 50 minutes. Addenbrooke's Hospital and the bio medical campus are close by where there is also a cycle route along the guided bus way into Cambridge.

All distances and times are approximate.

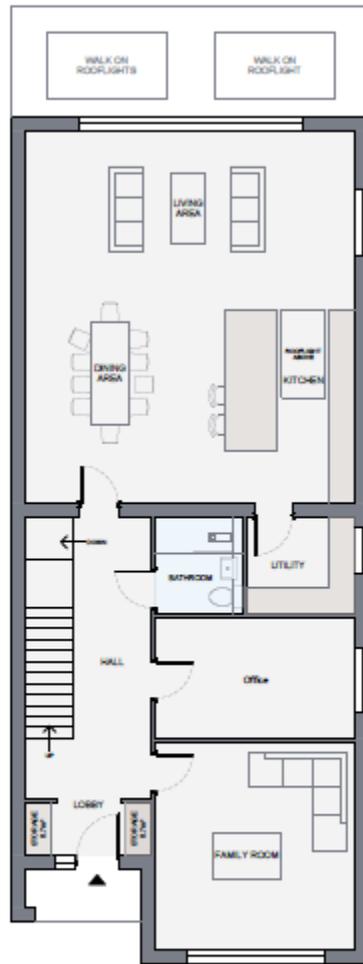
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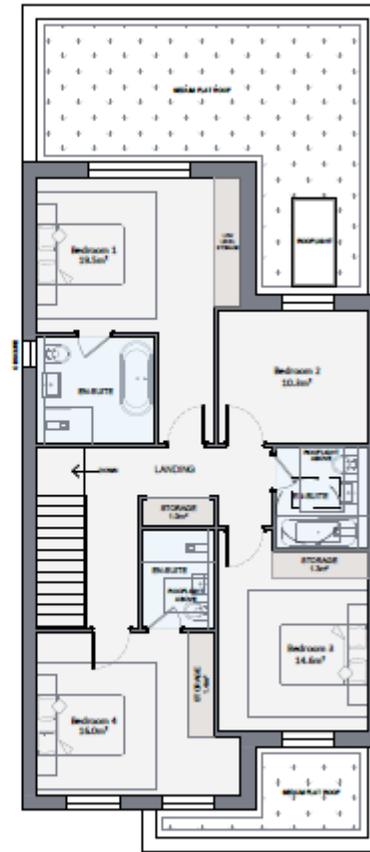




**BASEMENT - PLOT 1**



**GROUND FLOOR - PLOT 1**  
 Circa 327.9sq.m (3,529sq.ft)



**FIRST FLOOR - PLOT 1**

