



Mill Road, Impington, CB24 9PE



## Mill Road

Impington,  
CB24 9PE

A thoughtfully extended and substantial semi-detached residence, extending to about 1,968 square feet. The property benefits from generous gardens with a detached double garage in this favoured location on the city side of this popular and well-served village.

5 3 3

**Guide Price £725,000**





## LOCATION

Impington is a well-regarded village approximately 2 miles North of Cambridge, offering secondary education at Impington Village College, and is well placed for access to major routes such as A14, A428 and M11. The joint village of Histon contains a wide range of facilities including a variety of shops, banks, library, butchers, greengrocers, bakery, public houses/restaurants and a primary school. The guided bus service provides easy access to Cambridge, St Ives and the railway station.

## ENTRANCE PORCH

with double glazed windows and twin double glazed doors with timber panelled and frosted glazed entrance door leading into:

## ENTRANCE HALL

with staircase rising to the first floor with timber painted handrail, newel post and spindles, double panelled radiator, window to the front.

## INNER HALL

with tiled floor, access to understairs storage cupboard, double panelled radiator.

## LIVING ROOM

with coved ceiling, a pair of double panelled radiators, feature open fireplace with granite hearth and slips, wooden mantel and surround with open fire, wall lights, double glazed bay window to the front, internal stained glass window through to inner hall and windows and glazed doors to the rear leading through to:

## KITCHEN/BREAKFAST ROOM

fitted with a generous range of storage cupboards and drawers with rolled top working surfaces with inset one and a half bowl stainless steel sink unit with mixer tap, fitted and concealed dishwasher, fitted space for microwave, double oven and two ring induction hob, separate stove cooking range with electric oven and gas top, tiling to splashbacks, radiator and double glazed window to the rear.

## SITTING ROOM

double glazed windows to front and side, double panelled radiator.

## DINING ROOM

double panelled radiator, service hatch to kitchen, double glazed window to the side and twin double glazed doors to the rear.

## CLOAKS/BATHROOM

fitted with a white three piece suite comprising panelled bath, shower unit above and glazed shower screen, wash hand basin with mixer tap, low level dual flush w.c., tiled floor, radiator, double glazed Velux rooflight.

## UTILITY/BOOT ROOM

rolled top working surfaces, single drainer sink unit with mixer tap, plumbing and space for automatic washing machine, space for tumble dryer, range of storage cupboards, shelved cupboard housing Vaillant gas fired boiler providing domestic hot water and central heating system, tiled floor, panelled and double glazed door leading to outside.

## ON THE FIRST FLOOR

### LANDING

with radiator, access to loft spaces and walk-in airing cupboard with pressurised hot water cylinder and slatted shelving.

### BEDROOM 1

double glazed window to the side, double glazed door to the rear, glazed Juliet balcony, radiator.

### ENSUITE SHOWER ROOM

white suite comprising walk-in tiled shower with sliding door, low level w.c., and wash hand basin with storage drawers below, tiling to splashbacks, mixer tap, shaver point, extractor fan, double glazed and frosted window to the side, heated towel rail/radiator.

### BEDROOM 2

radiator, double glazed window to the rear.

### BEDROOM 3

radiator, double glazed window to the front, double glazed window to the side.

### BEDROOM 4

radiator, double glazed window to the front.

### BEDROOM 5

radiator, double glazed window to the rear.

### FAMILY SHOWER ROOM

fitted with white suite with walk-in tiled shower, glazed screen, low level w.c., and pedestal wash hand basin, part tiled walls, heated towel rail/radiator, shaver point, extractor fan, double glazed frosted window to the side.

### SHOWER ROOM 2

with fitted storage cupboard, tiled shower cubicle, glazed door, low level w.c. and pedestal wash hand basin with tiling to splashbacks, extractor fan, radiator, double glazed and frosted window to the front.

### OUTSIDE

The property sits in a generous corner plot with mature hedgerow, front garden principally laid to lawn, gated access with pathway, access to the side leading to rear garden again principally laid to lawn, well stocked flowering and shrub beds and pathway, vehicular access to the side of the garden with access to DOUBLE GARAGE with corrugated roof with concrete section elevations (the roof could contain asbestos). Further lawned area, raised beds.





Approximate Gross Internal Area 1968 sq ft – 183 sq m  
 Ground Floor Area 1136 sq ft – 106 sq m  
 First Floor Area 832 sq ft – 77 sq m  
 Garage Area 246 sq ft – 23 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire



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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.