



The Coppice, Impington, Cambridge
Offers in Excess of **£575,000** **Freehold**

**Sharman
Quinney**

Key Features



- Semi-Detached Residence
- Cul-De-Sac Location
- Four Double Bedrooms
- Two Bathrooms
- Three Reception Rooms

As the vendors exclusive agent, we are delighted to offer for sale this well-appointed and nicely presented semi-detached family home located in a sought-after cul-de-sac in the village of Impington. Offering light and spacious accommodation throughout, the ground floor is arranged with lounge and study, kitchen-breakfast room, utility room, formal dining room and guest WC. On the first floor, there is a family shower room and four double bedrooms, with the master bedroom including an en suite bathroom. Outside, there is a double length garage and pleasant wrap-around gardens.

Impington is a delightful village known for its sense of community. Located approximately three miles north of Cambridge city centre while offering the peaceful atmosphere of village life. The neighbouring village of Histon provides excellent



shopping and schooling options. For commuters, the A14 and M11 are easily accessible and the guided busway offers a direct link to Cambridge city centre, railway station, and Addenbrooke's Hospital.

Ground Floor

Sitting Room - 8'10" x 7'10"

Lounge - 16'1" x 12'6"

Kitchen - 13'5" x 8'10"

Dining Room - 12'10" x 11'6"

Utility Room - 8'6" x 7'7"

W/C

First Floor

Bedroom 1 - 13'1" x 13'1"

En-Suite - 10'6" x 6'11"

Bedroom 2 - 12'6" x 10'6"

Family Shower Room

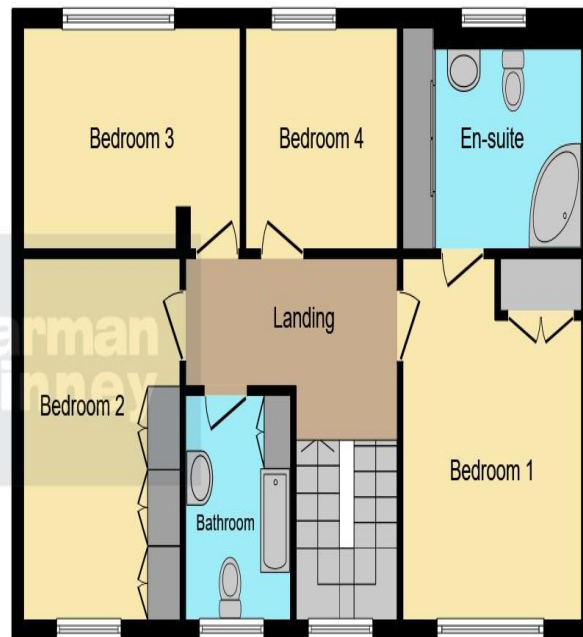
Bedroom 3 - 13'1" x 8'10"

Bedroom 4 - 9'2" x 8'10"





Ground Floor



First Floor

Outside

Garage - 16'9" x 8'10"

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property call Sharman Quinney on:
01223 426139

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01223 426139

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: ORP101719 - 0006

