



1 Paddock Close, Impington, Cambridge, CB24 9YW
Guide Price £950,000 Freehold



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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS DETACHED FOUR-BEDROOM HOME LOCATED WITHIN A QUIET CUL-DE-SAC OFF MILL LANE, IMPINGTON.

- Detached house
- 4 beds, 3 baths, 3 recepts
- Constructed in the 1980's
- Garage and driveway parking
- Council tax band - F
- 1585.4 Sqft / 147.3 Sqm
- 0.14 acres
- Gas fired central heating to radiators
- EPC-C/61

Having been constructed in the late 1980's, this detached family home measures 1585 Sqft/147.3 Sqm and provides generous living accommodation across two floors. To the ground floor the property comprises of an entrance hall with stairs leading to the first floor and three reception rooms which includes a triple aspect Living room, a dining room with French style doors opening onto the rear garden and a study/playroom overlooking the front. The generous kitchen breakfast room is in a farmhouse style with generous levels of workspace and ample storage at both eye level and base level. Completing the ground floor is a utility area with door leading into the rear garden and a WC adjoining.

To the first floor the property has four double bedrooms with built in wardrobes to bedrooms one, two and four. Completing the first floor are two bathrooms which includes a family bathroom with a panelled bath, shower above, a pedestal sink unit and a low-level WC. The second bathroom is an en-suite shower room located off bedroom one.

Externally – The property benefits from a detached, brick-built double garage with pitched roof and driveway parking to the front. The rear garden of the property is fully enclosed and predominantly laid to lawn with an array of flowers and shrubs located around the borders. A patio area is located close to the dining room doors and makes for an ideal space for enjoying summer evenings.

Location

Impington is an attractive and ever popular village conveniently situated approximately 3 miles north of Cambridge. Wide ranging shopping facilities are provided by the adjoining village of Histon, together with several pubs, a coffee shop.

Impington Village College provides excellent educational facilities up to the age of eighteen and there are two primary schools in Histon. In addition the property is well placed for access to the A14 and M11. The Guided Busway (running from Huntingdon Railway Station to Trumpington Park & Ride), provides a direct link to Cambridge City centre, Cambridge Railway Stations and Addenbrooke's Hospital.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council

Council tax band - F

Fixtures and Fittings

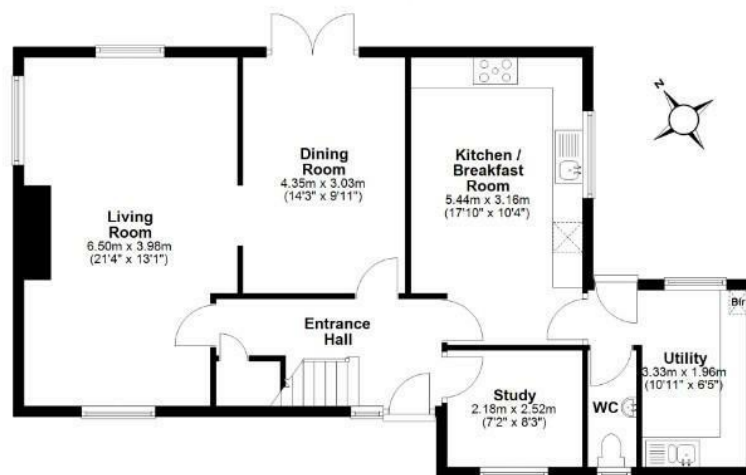
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Approx. 80.5 sq. metres (868.2 sq. feet)



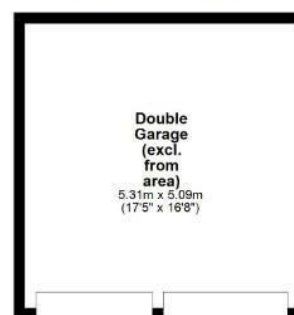
Approx. 66.8 sq. metres (719.2 sq. feet)



Total area: approx. 147.3 sq. metres (1585.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Approx. 0.0 sq. metres (0.0 sq. feet)



Energy Efficiency Rating		Current	Passive
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		69	8
<p>Not energy efficient - higher running costs</p>			

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

