



11 Narrow Close, Histon
Cambridge, CB24 9XX

Guide price £475,000



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- Superb family home
- Close to schooling
- Off-road parking
- Single garage
- Enclosed garden

A wonderfully presented 3-bedroom semi-detached home with garage, off-road parking, and a delightful enclosed garden, located in the hugely popular village of Histon.

11 Narrow Close offers almost 900 sqft and features a contemporary style throughout, as well as all the key aspects a family would want.

On the ground floor, an entrance hall leads into the open-plan living and dining room, which features beautiful parquet flooring. To the front there is a large window overlooking the green and beyond the dining area are sliding glazed doors into the conservatory. The conservatory, which overlooks the well-maintained garden, has made-to-measure blinds and provides excellent additional living space.

From the dining area is the kitchen, fitted with stylish shaker cabinets with integrated appliances including an oven, hob dishwasher, and fridge freezer. The floor is tiled and there is side access to the patio and rear garden.





Upstairs there are three bedrooms, two of which are large doubles and the third an excellent single. One of the double bedrooms additionally benefits from an integrated wardrobe and there is over-the-stairs storage for the single. The family bathroom has a very modern feel with grey tones. It is fully tiled, with a bath, a shower over, wc, a vanity unit, and a heated towel rail.

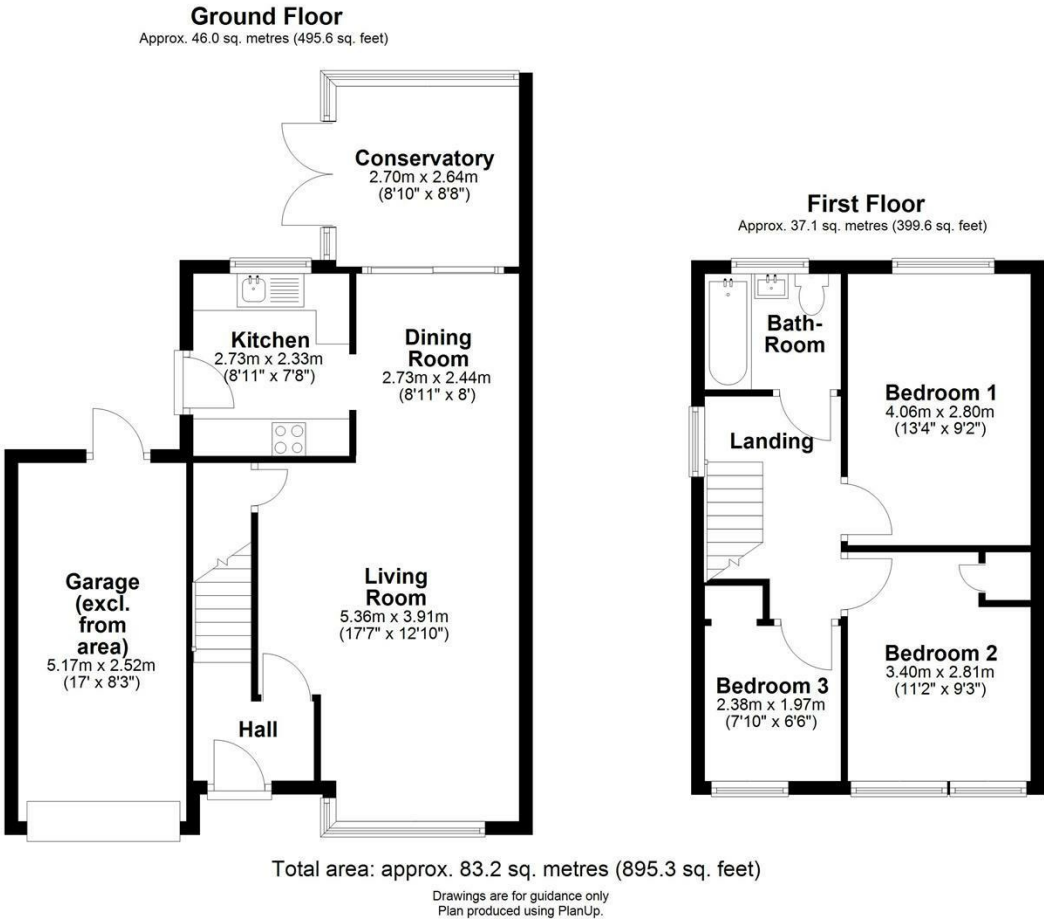
To the rear of the property is the enclosed south-westerly facing garden, which has been well maintained with a patio area to the side and then a lovely lawn with mature shrubs and plants to the borders. There is a single garage, accessible from the garden as well as the front of the property, offering valuable additional storage.

Histon is a thriving and popular village just north of the City. It is one of the most popular places to live on that side of town due to the excellent facilities and local amenities, schooling, and community. The A14 and M11 are close by and the village is well served by the Guided Busway.

Sat Nav: CB24 9XX ///birthdays.locked.sported



Floor Plan



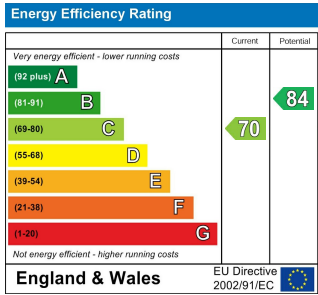
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: D

Area Map



Energy Efficiency Graph



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