



Brackenbury, Impington Cambridge
£800,000 Freehold

**Sharman
Quinney**

Key Features



- 158 Total square meters
- Master bedroom including en-suite
- Generously sized bedrooms
- Spacious reception rooms
- Convenient downstairs WC and Utility room
- Additional garage and parking
- Desirable location

As you enter the property, you are welcomed by a porch, offering practical space for coats and shoes before stepping into the main living areas. The heart of the home is a stylish contemporary kitchen and breakfast room, featuring sleek cabinetry, generous worktop space, and a full suite of integrated appliances - ideal for everyday family life or entertaining guests. The kitchen also offers an additional utility room for further convenience.

Adjacent to the kitchen is the separate dining room, which offers generous and versatile space that easily accommodates a large dining table, making it perfect for family gathering. Natural light fills the room through large windows, creating a warm and inviting atmosphere.



The generously sized living room is the perfect retreat, featuring well-defined zones for relaxing and socializing. With plenty of room for comfortable seating and entertainment setups, this space is ideal for quiet evenings in or hosting guests. High-quality flooring, tasteful décor, and the seamless connection to the rest of the ground floor completes the perfect blend of practical and style.

Upstairs, the property offers four well-proportioned bedrooms, providing ample space for families, guests, or home office needs. The master bedroom is spacious and thoughtfully designed to provide comfort and privacy. It comfortably accommodates a king-sized bed and additional furnishings, and benefits from a private en-suite bathroom.

The remaining three bedrooms are bright and versatile, ideal for use as children's rooms, guest accommodation or home office. Each room features ample space for wardrobes and personal belongings, making them practical as well as comfortable. The modern family bathroom is spacious and practical featuring a full-sized bathtub with an overhead shower it completes the upstairs.

The property also benefits from a large garage, providing ample space for parking vehicles, and additional storage, perfect for tools, bikes or hobby equipment's.





Ground Floor



First Floor

Outside the, the garden offers a generous, well-maintained outdoor space- ideal for relaxing, gardening, or entertaining. Whether you're hosting summer barbeques or enjoying a quiet morning, the garden provides a private and peaceful retreat.

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.

Kitchen / breakfast room - 5.54m x 4.62m / 18'1 x 15'1

Living room - 5.14m x 4.69m / 16'8 x 15'3

Dining room- 4.93m x 3.54m / 16'1 x 11'6

Utility room- 1.62m x 2.83m / 5'3 x 9'2

WC - 1.85m x 0.8m / 6'0 x 2'6

Bedroom one - 4.69m x 4.20m / 15'3 x 13'7

En suite - 2.35m x 2.28m / 7'7 x 7'4

Bedroom two - 4.26 x 3.03m / 13'9 x 9'9

Bedroom three - 3.43m x 3.05m / 11'2 x 10'

Bedroom four - 4.94m x 2.22/ 16'2 x 7'2

Family bathroom - 2.36m x 2.00m / 7'7 x 6'5

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property call Sharman Quinney on:
01223 426139

Selling your property?

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

 01223 426139

 Unit 5 Orchard House Unwin Square, Orchard Park, CAMBRIDGE, Cambridgeshire, CB4 2AD

 orchardpark@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



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: ORP102346 - 0001

