



9 Lucketts Close, Histon, Cambridge, CB24 9HG  
Guide Price £850,000 Freehold



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01223 819300

**NESTLED WITHIN A QUIET CUL-DE-SAC AND IN THIS NEAR CENTRAL POSITION, LUCKETTS CLOSE IS A HEAVILY EXTENDED DETACHED FAMILY RESIDENCE IN TERRIFIC DECORATIVE ORDER THROUGHOUT.**

- Detached house
- 4 bedrooms, 2 bathrooms, 2 reception rooms
- Built circa 1960s
- 1942 sqft / 180.5 sqm
- Gas fired central heating to radiators
- Driveway parking
- 0.1 acre plot
- EPC-D / 64
- Council tax band-F

Originally constructed in the 1960's, this detached family home has later gone through significant expansion and reconfiguration and provides generous levels of accommodation measuring 180.5 sqm / 1942.9 sqft.

To the ground floor, this contemporary detached home comprises a large entrance hallway with atrium window drawing in an abundance of natural light. Benefitting from three reception spaces, these reception rooms include a substantial 21ft living room with two sets of double doors opening onto the garden, a study, ideal for working from home and a playroom which also occupies the utility room. The hub of the house is the spacious kitchen/sitting/dining room with vaulted ceiling and bi-folding doors opening onto the rear garden. The kitchen has shaker style cabinetry at both eye level and base level, a substantial kitchen island with circular breakfast bar area and integrated appliances which includes two ovens, a hob and a dishwasher. Completing the ground floor is a WC accessible off the hallway.

To the first floor, the property benefits from four bedrooms and includes an enviable master bedroom suite with a walk in dressing room and an en-suite shower room. Built in wardrobes are in bedrooms two and three and bespoke cabinetry has been built into bedroom four to provide a further study. A family bathroom with a walk-in shower and a panelled bath completes the remainder of the first floor.

Externally, to the front is a large, hard standing driveway with space for numerous vehicles. The rear garden of the property wraps around the property, has raised borders and is laid predominantly to lawn. To the far corner is a large patio area with plenty of space for seating and an outside kitchen area.

**Location**

Histon is widely acknowledged as being one of the most sought-after villages north of Cambridge. Its particularly convenient location just 3 miles from Cambridge city centre adds to its popularity and communications are first class, the A14 and M11 being within a few minutes' drive. Histon is served by Cambridgeshire County Council's Guided Busway with an estimated journey time to the Science Park of approximately 3 minutes and is a 10-minute cycle. It is also conveniently located for Cambridge North railway station.

The village boasts many local facilities including excellent schooling for all ages from pre-school to sixth form, including the well regarded Impington Village College. Good local shopping is available in the village and there is a regular bus service to Cambridge. Girton Golf Club is also within a few minutes' drive.

**Tenure**

Freehold

**Services**

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

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band-D

**Fixtures and Fittings**

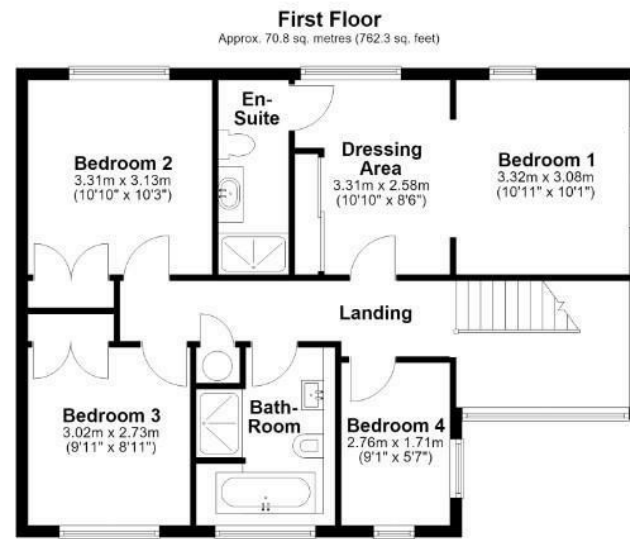
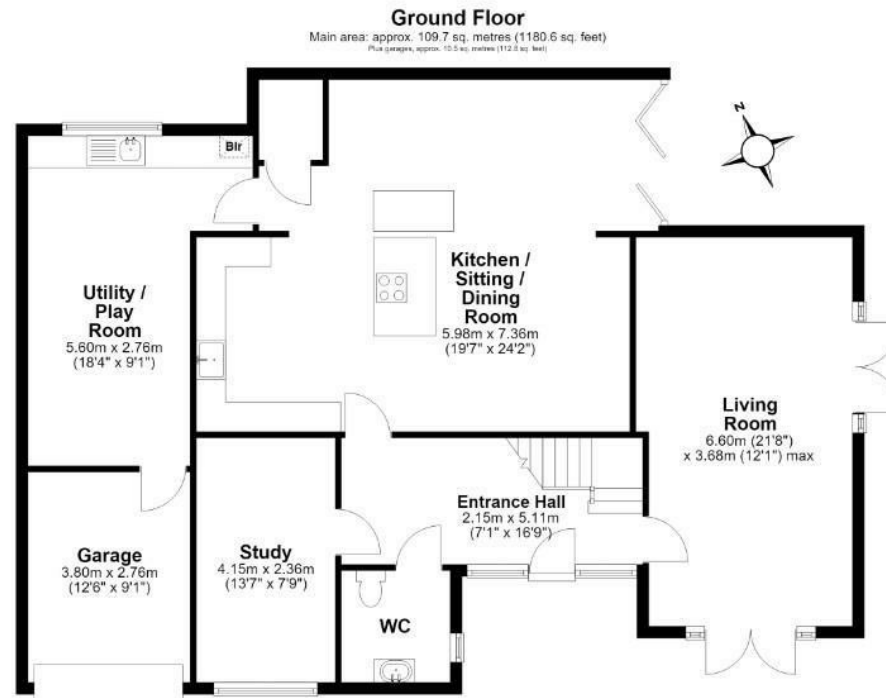
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

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







Main area: Approx. 180.5 sq. metres (1942.9 sq. feet)  
Plus garages, approx. 10.5 sq. metres (112.8 sq. feet)

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

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.



