



31 Merrington Place, Impington,  
Cambridge, CB24 9AL

**Guide price £900,000**



## 31 Merrington Place

Impington, CB24 9AL

- Stylish family home
- Fantastic location
- EPC rating A
- Versatile family space of 1722 sq. ft.

A 1722sq ft, 4-bedroom detached family home just 600m from the Village College, with expanded ground floor accommodation, a south-facing garden and an EPC rating A.

This highly efficient family home is located on a popular development of stylish, well-designed homes. The specification and finish are excellent, and together with the convenient location, it is perfect for those seeking a family home.

There is a large living room with a dual aspect, the kitchen/dining room has south-facing doors to the garden, and the kitchen area is extremely well appointed, it has extensive storage, quartz worktops and integrated appliances including a dishwasher, fridge freezer, 2 ovens, a five-burner hob and extractor fan. There is a useful utility room with access to the garden and also access to the studio room, which is perfect as a home office, gym or teenagers' space and has independent access to the front drive, and electric heating. A large hallway and a cloakroom with WC







complete the ground floor.

Upstairs, the layout is excellent, allowing for four good-sized bedrooms, three are doubles, and the main room has extensive fitted wardrobes and an ensuite shower room with full wall tiling, a good-sized shower, vanity basin and towel rail. The family bathroom is equally well-appointed and has a shower over the bath.

The house has double glazing, a burglar alarm, and gas central heating. There are self-cleaning solar panels with 10.4Kw of battery storage. There is Karndean flooring throughout, and ceramic tiles in the kitchen.

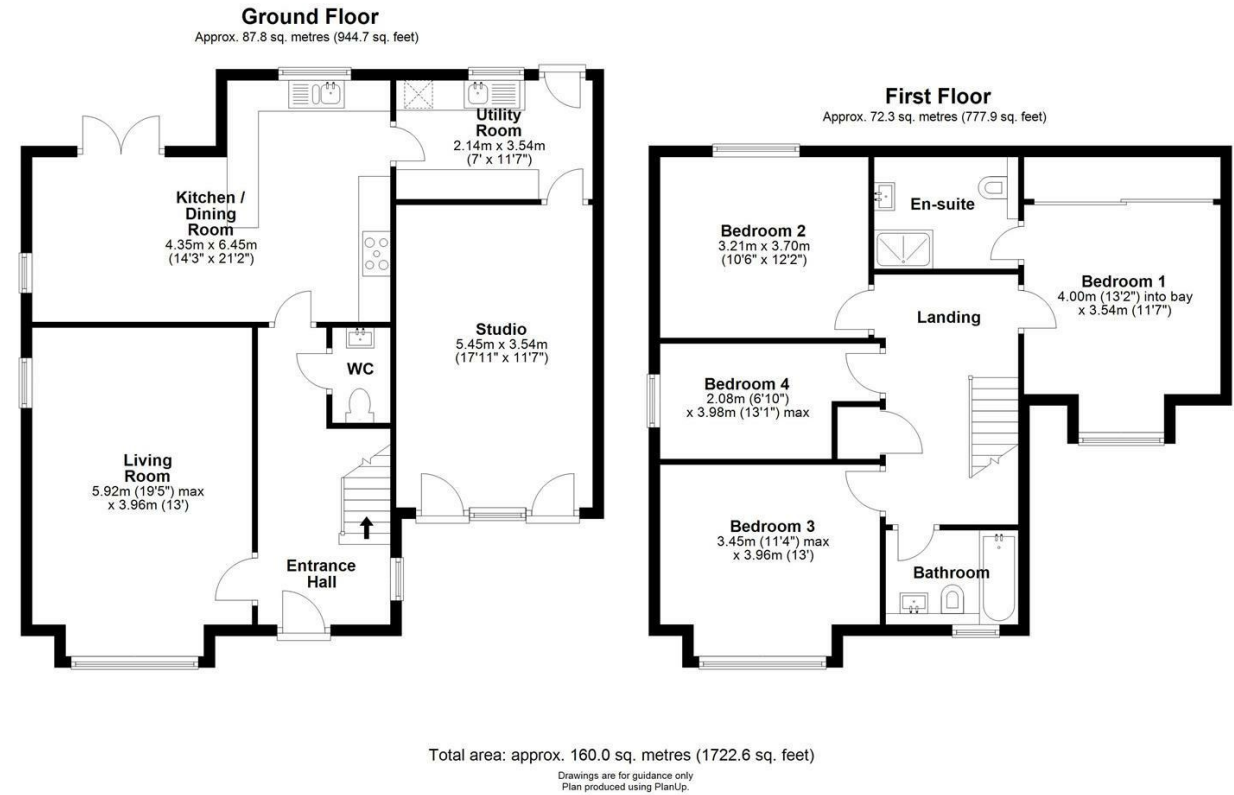
At the front of the house, there is a block-paved driveway. A gate leads to the side and rear gardens, which are south-facing. There is a paved terrace adjoining the house and a large decked seating area, enjoying good privacy. There is a large shed, an outside tap and a power socket. The garden is enclosed and well screened by mature trees.

Agents note: There is a £589.74 per year estate charge.

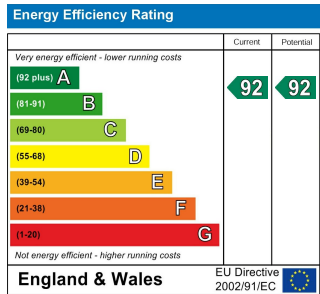
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### Energy Efficiency Graph



Tenure: Freehold  
Council tax band: F

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