GRAY TOYNBEE

4 Cooke Walk, Impington,

Cambridge, CB24 9AJ

Guide price £700,000

4 2 2 C

4 Cooke Walk

Impington, CB24 9AJ

- 4 bedroom family house
- Fantastic views at the rear
- Quiet position
- Parking

A 4-bedroom semi-detached house of about 1320sq. ft, in a wonderful, sought-after position backing onto farmland.

This high-specification house is beautifully presented and offers well-planned, spacious family accommodation. The location is fabulous within a discreet and select cul-de-sac off The Crescent.

There is a porch and hallway with wood-effect flooring, which leads through to the living room that overlooks the front garden and has a good size under stairs storage cupboard. The kitchen breakfast room is well appointed and has plenty of cabinets, granite worktops, and a range cooker. There is an integrated dishwasher, fridge, and freezer. Double doors provide views and access to the rear garden. There is a good-sized dining/family room, which provides valuable, flexible, additional living space. A utility room with a door to the garden, a cloakroom with a WC, complete the ground floor.

Upstairs, the layout is excellent,

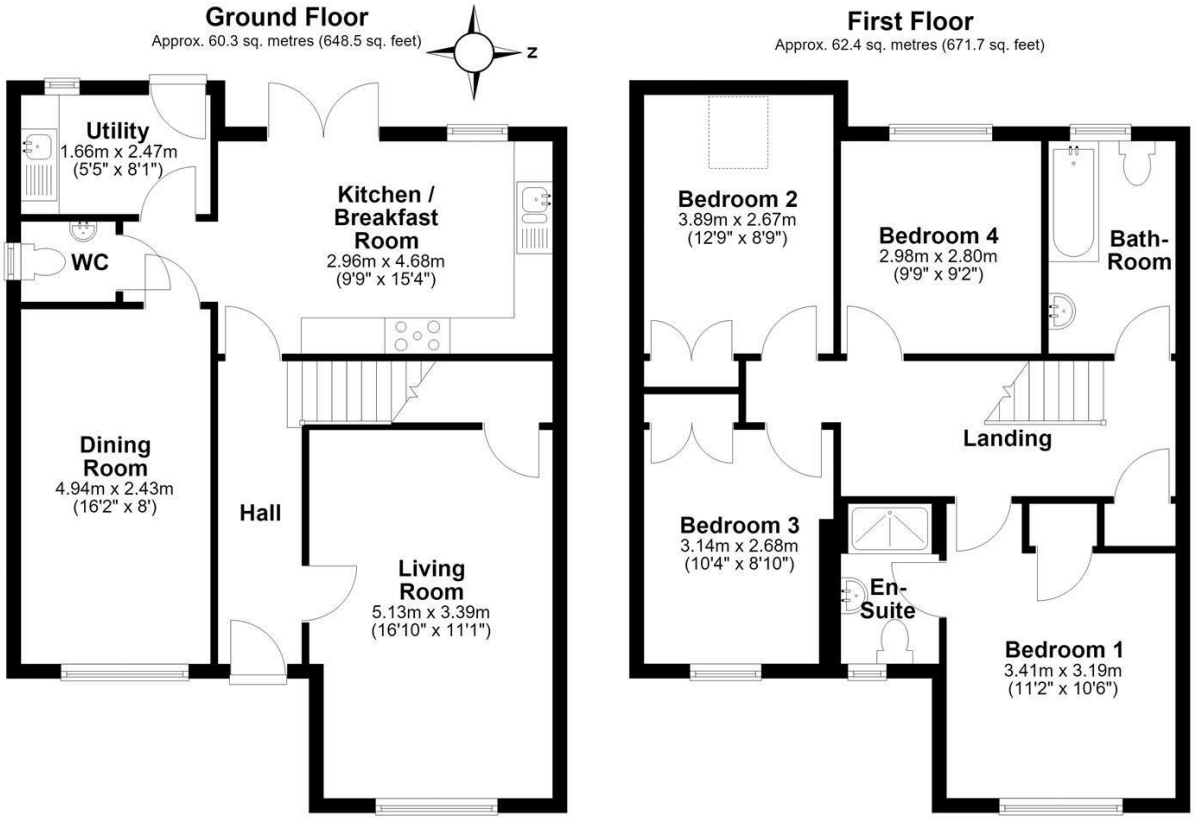
creating four good-sized bedrooms; three have built-in cupboards/wardrobes and the main room has an en-suite shower room with a good-sized shower, basin and WC. The family bathroom has a shower over the bath, basin, and WC. Both bathrooms have wall and floor tiling and a towel rail.

The house has gas central heating, double glazing, and a burglar alarm.

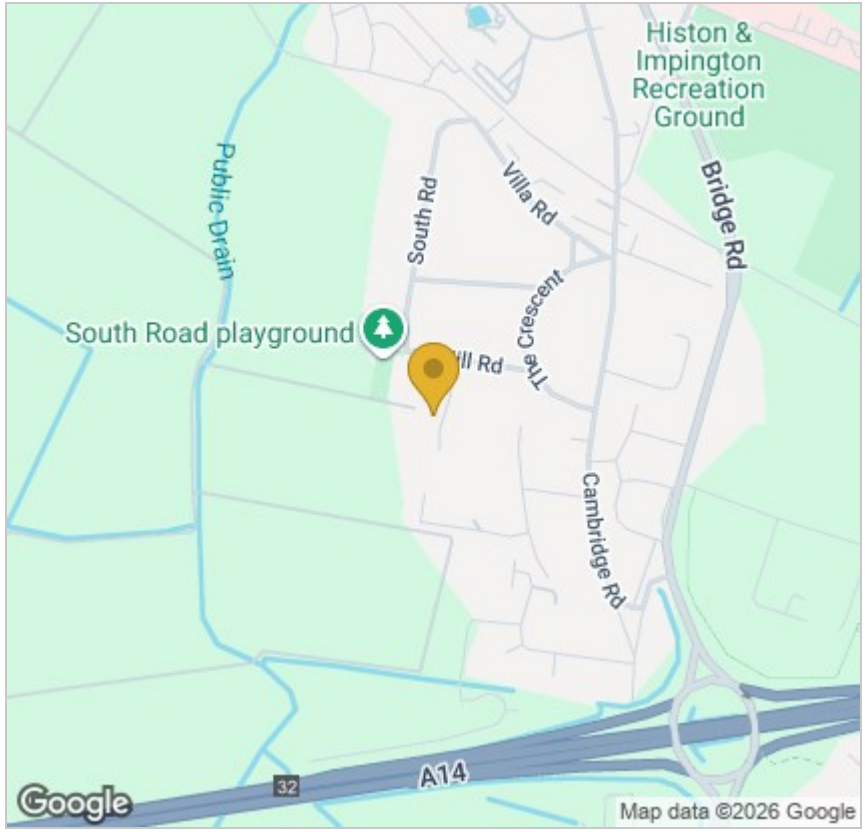
At the front, there is a block-paved driveway for parking, and the front garden is lawned. A shared pathway at the side leads to the rear garden, which has a patio adjoining the house and is mainly lawned. There is a timber shed for storage and a summerhouse with power connected. The garden is fenced and overlooks fields at the rear.

What3words: ///pops.bared.stars

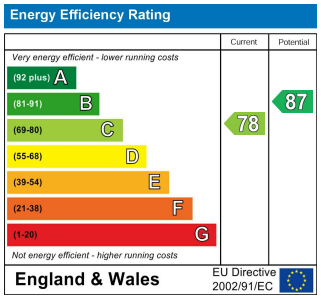
GRAY TOYNBEE



Total area: approx. 122.7 sq. metres (1320.2 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D
Agents note: Grassed areas and trees in Cooke Walk are maintained by the residents. Further details available on request.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com