



62 sqm / 673 sqft

202 sqm / 0.05 acre

Semi-detached house

3 bed, 1 recep, 1 bath

Garage & driveway

Freehold

EPC - C / 69

Council tax band - C

IMPALA DRIVE

A well-presented three-bedroom semi-detached home offers bright, practical accommodation arranged over two floors, complemented by a private rear garden, garage and driveway parking. Situated in the highly regarded Cherry Hinton area.



Guide Price
£425,000.00



The ground floor is accessed via an entrance hall with useful storage and leads into a living room providing a comfortable and inviting space for relaxing or entertaining. To the rear, the modern kitchen/dining room has been attractively fitted with a comprehensive range of contemporary units, generous worktop space, integrated dishwasher, space and plumbing for a washing machine, along with ample room for a dining table. A door provides direct access to the rear garden, creating an ideal layout for everyday living.

Upstairs, the first floor comprises three bedrooms, including a well-proportioned principal bedroom with fitted wardrobes, and two further bedrooms. The accommodation is served by a family bathroom and additional built-in storage off the landing.

Externally, the property benefits from a private rear garden, mainly laid to lawn with patio seating area, greenhouse and raised beds, offering excellent potential for keen gardeners and outdoor entertaining. To the front, there is a driveway leading to a single garage, providing off-road parking and further storage.

Impala Drive is conveniently situated within easy reach of many local amenities. Cherry Hinton is a thriving, sought-after suburb just south east of the city, well served by a traditional High Street offering an excellent range of shops, pubs, restaurants, takeaways, leisure and health facilities. A major Tesco supermarket is located just off Yarrow Road, approximately half a mile from the property.

The area is particularly popular with families, with two primary schools feeding into Netherhall Secondary School. It is also highly convenient for commuters, with excellent access to Addenbrooke's Hospital (approximately 1.5 miles), Cambridge railway station (approximately 2 miles) and the city centre (approximately 3.5 miles). Cherry Hinton also benefits from regular bus services and easy access to the A14, making it ideal for those commuting further afield.

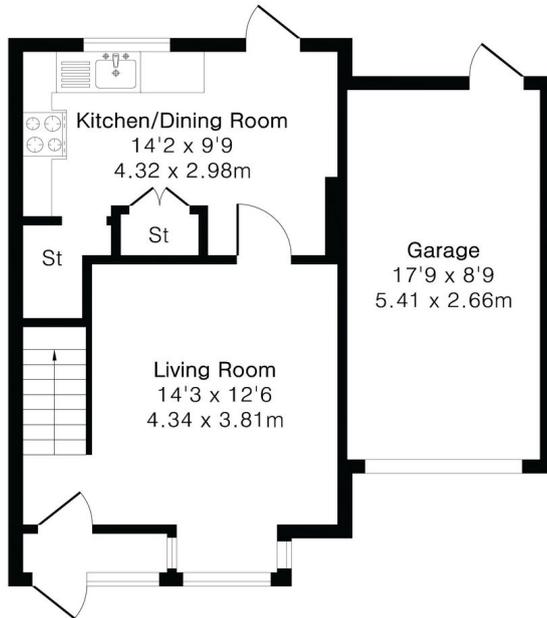


**Approximate Gross Internal Area 673 sq ft - 62 sq m
(Excluding Garage)**

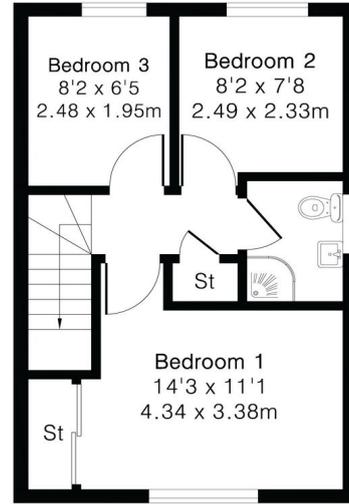
Ground Floor Area 350 sq ft - 32 sq m

First Floor Area 323 sq ft - 30 sq m

Garage Area 155 sq ft - 14 sq m



Ground Floor



First Floor



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