



7 NEW ROAD, IMPINGTON, CAMBRIDGE, CB24 9LU

Asking Price £495,000

TYLERS.NET

An extended three bedroom semi-detached home in immaculate order throughout with the benefit of a studio with the potential to convert as a self-contained annexe in this excellent location close to the guided busway and Cambridge.



Impington is justifiably one of the most sought-after villages near the city just three miles from the actual centre yet pleasantly located close to open countryside. The Cambridge bypass gives direct and easy access to the M11 motorway, London and other parts of the country with the guided busway linking the Cambridge Science Park, Cambridge North Station and Addenbrookes by bus or cycleway. Boasting excellent facilities including a varied range of shops, doctors, dentist and public houses sat around a central picturesque Histon Brook. Schooling is provided for all ages, with two primary schools and the outstanding Impington Village College and Sixth Form offering the International Baccalaurate, providing educational and recreational facilities for all the community.

- Three bedrooms.
- First floor refitted shower room.
- Entrance hall and Cloakroom with 2nd WC.
- Sitting room.
- Refitted open Kitchen diner with Island.
- Gas radiator central heating and uPVC double glazing.
- Long shingle driveway and enclosed decked rear garden.
- Rear studio with the potential to convert into a dwelling or run a business from.
- No through road location in walking distance to the guided busway.

Ground Floor Replaced casement door with a tall window opening to:

Entrance Hall With a distinctive flooring laid with coins and resin! coat and shoe space, stairs off to the first floor.

Cloakroom Refitted with a WC, handbasin with vanity cupboard below, splash back tiling to lower walls and another bespoke flooring, frosted window and electric heater.

Sitting Room With recess under the stairs, window to the front with fitted shutters, chimney breast, contemporary radiator, open to:

Kitchen Dining Room Refitted with a light grey cupboard units and shelving, worksurface and splash back tiling, ceramic sink with mixer taps, Island seating four, integrated oven and microwave with electric hob and extractor hood, concealed dishwasher, pull out kitchen cabinet cupboard, window to rear, patio doors, tiled floor, inset spotlights.

First Floor Galleried landing, loft access to the roof space, built in shelved storage cupboard.

Bedroom 1. A good size double with window and shutters and built in double width wardrobe.

Bedroom 2. Another double catching the afternoon's sun.

Bedroom 3. A good single currently utilised as a dressing room with a private outlook.

Shower Room Comprising an oversize shower cubicle, broad wash handbasin with vanity cupboards below, WC, frosted window, heated towel rail, mirror fronted cupboard, inset spotlights.

Outside A long front garden sits the property back 10.65m providing ample off-road shingle parking with a raised flower bed, light and tap fitting and allocated bin area.

Side gated access through an undercover bike storage walkway leads to an enclosed decked rear garden measuring 6.85m wide x 4.17m with a timber garden shed with power point, awning, outside tap and light fitting.

This leads via an internal and external door to a substantial home studio/business currently subdivided by two rooms and a rear hallway, light and power, worksurface and sink and WC - easily converted as required.

Council Tax Band: "C"

EPC Being Prepared.



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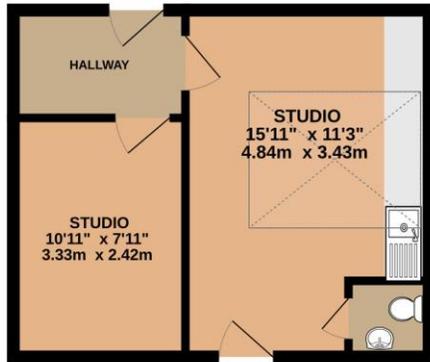
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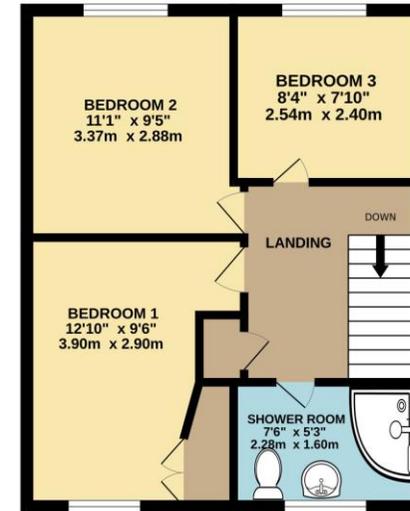
HOME STUDIO



GROUND FLOOR



1ST FLOOR



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TOTAL FLOOR AREA : 1158 sq.ft. (107.6 sq.m.) approx.

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