



Bush & Co.



Wynwyck, 55 Narrow Lane, Histon, CB24 9HD

Guide Price £725,000 Freehold



Energy Rating Band D

The property offers an entrance porch leading to an entrance hall with a spiral staircase to the first floor. Sitting/ dining room, kitchen/ breakfast room, rear hall, conservatory, 4 bedrooms, 2 shower rooms and an ensuite shower room. The first floor leads to 2 bedrooms and an en-suite shower room. Outside are well-maintained grounds with a paved driveway via a 5-bar gate, the garden benefits from lawns, shrubs, and hedging. Carport with access to a single garage and storage. Rear garden laid to lawn with trees, shrubs, and hedging. The property has gas-fired central heating and double-glazed windows, and has Solar panels fitted and owned.

Location

Histon is justifiably one of the most sought-after villages in proximity to the city, yet pleasantly located close to some of the best countryside in the county. Close by is the A14 and access to the M11. The village boasts excellent facilities, including a varied range of shops and bus services - including the Guided Busway linking the village with central Cambridge, Addenbrookes, and the Cambridge North Rail Station. There is schooling for all ages, including the highly regarded Impington Village College, providing educational and recreational facilities for the whole community.

The accommodation in detail includes double-glazed doors with side panels to the porch, a glazed door to the entrance hall with a spiral staircase to the first floor, storage cupboards, and a radiator. French doors to the sitting room/ dining room with a living flame fireplace, parquet flooring, wall lights and radiators. The dining area also benefits from parquet flooring, a skylight, a radiator, and doors to a conservatory.

Kitchen comprising a one-and-a-half sink unit, a range of wall and base units, a gas hob and an electric oven, airing cupboard with a hot water tank. Utility with door to driveway, tiled flooring and a gas-fired boiler serving hot water and central heating.

The conservatory has tiled flooring and a French door to the rear garden. Inner hall with storage cupboards and leads to bedroom 3 with windows overlooking the garden, with an ensuite shower room and a further 3 bedrooms and 2 shower rooms. The first floor leads to 2 bedrooms, an ensuite shower room and the attic.

Outside is a mature plot with detailed boundaries giving privacy, and it is predominantly laid to lawn with trees and shrubs. A generous front garden accessed via a 5-bar gate to the driveway. There is a carport with an electric door leading to a single garage, PV solar panels, and garden stores.

Agency Note: The land to the rear has planning for 3 2-bedroom Bungalows.

Tenure: Freehold.

Services: Mains water, drainage, gas, and electricity.

Council Tax: F



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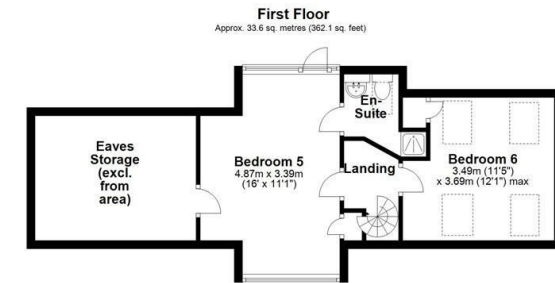
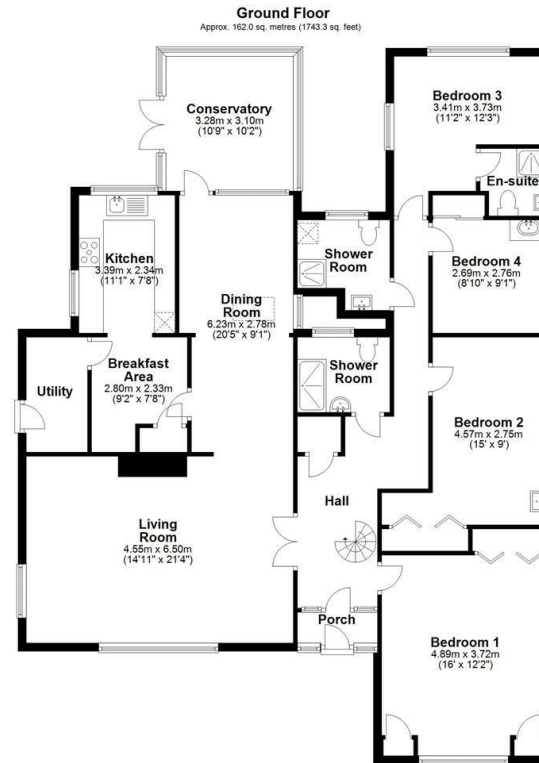
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Total area: approx. 195.6 sq. metres (2105.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band F

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

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