



10 Burkett Way, Histon, Cambridge, CB24 9XU
Guide Price £460,000 Freehold



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**A BEAUTIFULLY PRESENTED AND EXTENDED SEMI-DETACHED HOME LOCATED
WITHIN THE POPULAR CUL-DE-SAC OF BURKETT WAY, HISTON.**

- Semi-detached house
- 3 bedrooms, 1 bathroom, 4 reception rooms
- Built circa 1970s
- 1191.7 sqft/110.7 sqm
- Gas fired central heating to radiators
- Driveway parking
- Front and rear garden
- EPC-D / 71
- Council tax band-D

Constructed in the 1970's, this beautiful home was later extended to the front, the rear and the side. The property has recently had a replacement kitchen and a replacement composite roof in the sitting room to the rear.

To the ground floor the property comprises an entrance porch ideal for parking buggies and storing footwear and the porch leads onto an inner hallway with stairs leading up to the first floor. This extended residence benefits from four reception rooms which include a study looking out to the front, a living room with original parquet flooring, a formal dining room and a further sitting room which looks and opens onto the garden to the rear. The recently replaced kitchen has beautiful cabinetry at base level with large worktop space ideal for prepping and baking and a breakfast bar to the centre of the kitchen. Completing the ground floor is a separate WC accessible off the kitchen.

To the first floor are three well proportioned bedrooms with built in storage to bedroom one and storage over the recess of the stairs in bedroom three. The bathroom has been extended and sanitaryware which includes a panelled bath, a walk-in shower and a pedestal sink basin. A separate toilet with sink completed the remainder of the first floor.

Externally, the property has a concrete laid driveway providing off road parking and a lawn area with herbaceous borders. The rear garden is south - west facing, fully enclosed, laid predominantly to lawn and has a paved patio and pathway leading to the rear of the garden. To the rear of the garden is a tree line providing a good element of privacy.

Agents Note

The property is part of the Greenleas development and although freehold, there is a charge of £75 per year for the upkeep of the communal areas within.

Location

Histon is widely acknowledged as being one of the most sought-after villages north of Cambridge. Its particularly convenient location just 3 miles from Cambridge city centre adds to its popularity and communications are first class, the A14 and M11 being within a few minutes' drive. Histon is served by Cambridgeshire County Council's Guided Busway with an estimated journey time to the Science Park of approximately 3 minutes and is a 10-minute cycle. It is also conveniently located for Cambridge North railway station.

The village boasts many local facilities including excellent schooling for all ages from pre-school to sixth form, including the well regarded Impington Village College. Good local shopping is available in the village and there is a regular bus service to Cambridge. Girton Golf Club is also within a few minutes' drive.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band-D

Fixtures and Fittings

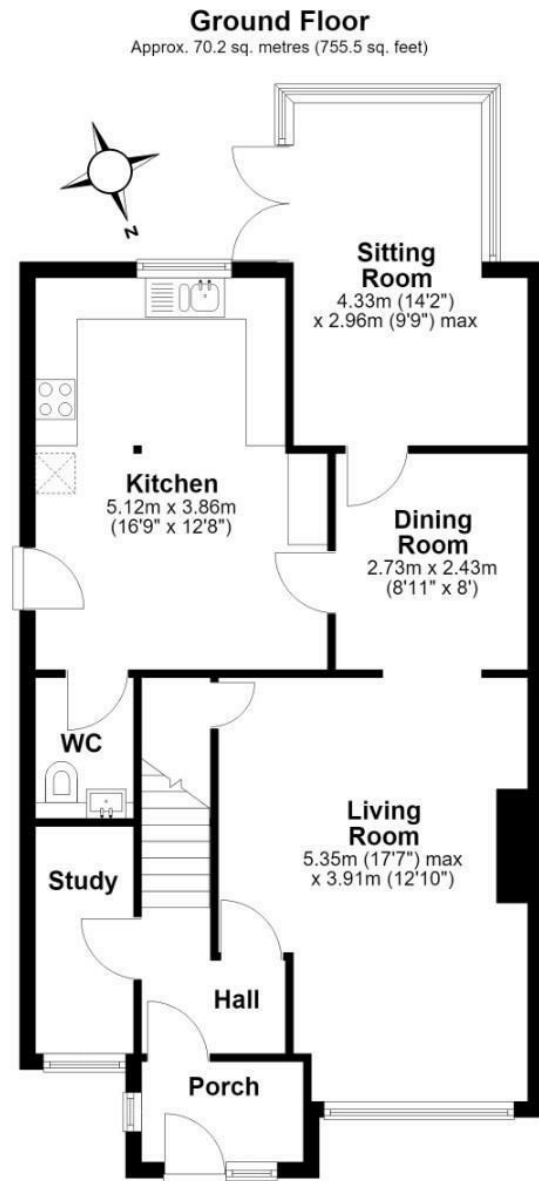
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris







Total area: approx. 110.7 sq. metres (1191.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



