



1 Roselea, Impington, Cambridge, CB24 9LB
Guide Price £550,000 Freehold



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**AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS THREE-BEDROOM,
DETACHED FAMILY HOME NESTLED WITHIN A QUIET CUL-DE-SAC IN THE
POPULAR NORTH CAMBRIDGE VILLAGE OF IMPINGTON.**

• Link detached house • 970.2 sqft / 90.1 sqm • 3 beds, 1 bath, 1 reception room • 0.09 acre corner plot • Constructed in 1978 • Gas-fired central heating to radiators • Driveway parking and garage • EPC - E / 53 • Council tax band - D

Constructed in 1978, this detached family home measures 970.2 sqft / 90.1 sqm and offers potential for significant expansion subject to the relevant planning being granted.

To the ground floor the property comprises an entrance hallway with a utility room and a WC adjoining, a substantial double aspect living space measuring 22'10" in length and a separate kitchen opening onto the rear garden. The kitchen is of an older style but has been meticulously cared for by the previous owner. The kitchen benefits from herringbone flooring, storage to both eye level and base level, space for a fridge freezer, integrated appliances include a fan assisted oven, electric hob, extractor fan above and a dishwasher. To the first floor the property has three well proportioned bedrooms with bedroom three set up as a work from home space. Completing the first floor is a family bathroom in need of sympathetic improvement. The bathroom benefits from a panelled bath with mixer tap, a single enclosed shower, a pedestal sink, a low-level WC and eaves storage.

Externally – The property occupies a generous plot for the cul-de-sac with a large part of this plot being to the side of the property and offering potential for expansion subject to the relevant planning consents. To the front of the property is a lawn area with a concrete laid pathway leading to the front door and a side gate with access to the rear garden. A concrete driveway provides parking for one vehicle and leads up to the single garage with up and over door and power and lighting. The rear garden of the property is fully enclosed, is laid predominantly to lawn with a patio area to the rear of the property and has several well-established trees within the plot. To the rear of the garden is a timber constructed summer house with a separate storage space behind. The summer house benefits from power and lighting, tiled flooring and could make for a good-sized home office.

Agents Note

Agents Note – The UPVC double glazed windows were all replaced in 2014 by Anglia Home Improvements.

Location

Impington is an attractive and ever popular village conveniently situated approximately 3 miles north of Cambridge. Wide ranging shopping facilities are provided by the adjoining village of Histon, together with several pubs, and a coffee shop.

Impington Village College provides excellent educational facilities up to the age of eighteen and there are two primary schools in Histon. In addition the property is well placed for access to the A14 and M11. The Guided Busway (running from Huntingdon Railway Station to Trumpington Park & Ride), provides a direct link to Cambridge City centre, Cambridge Railway Stations and Addenbrooke's Hospital.

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.

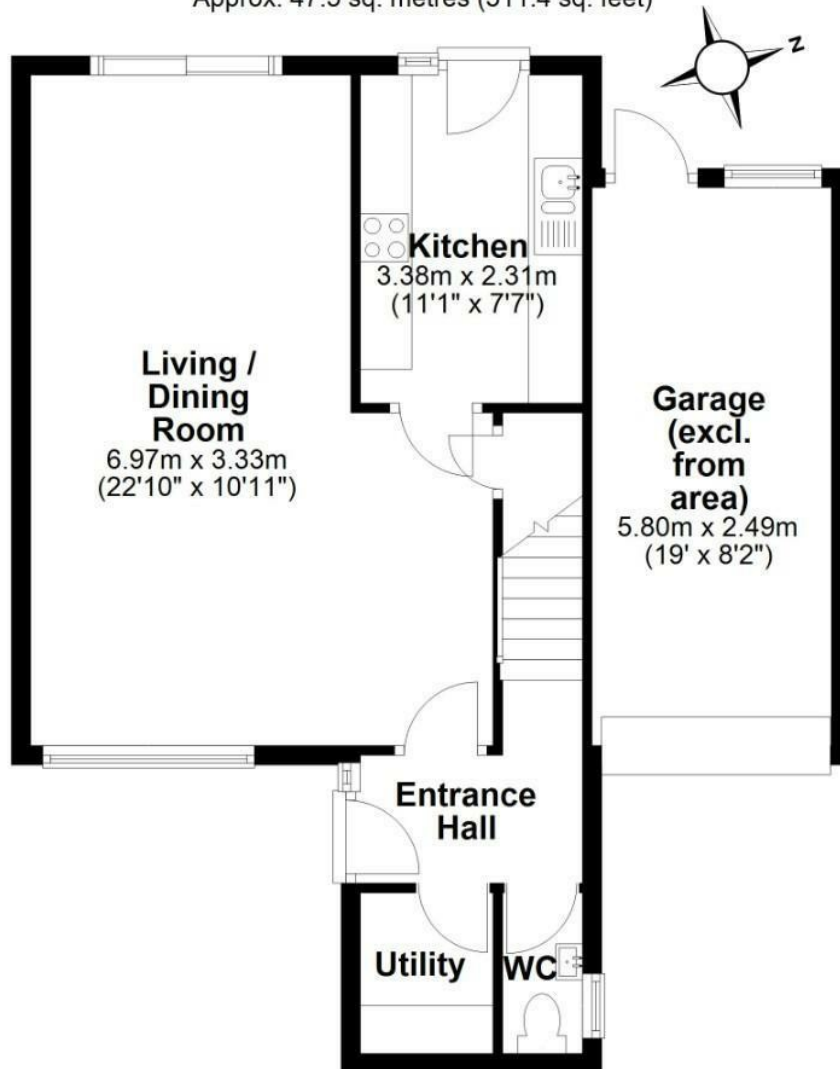
Viewing

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



Ground Floor

Approx. 47.5 sq. metres (511.4 sq. feet)

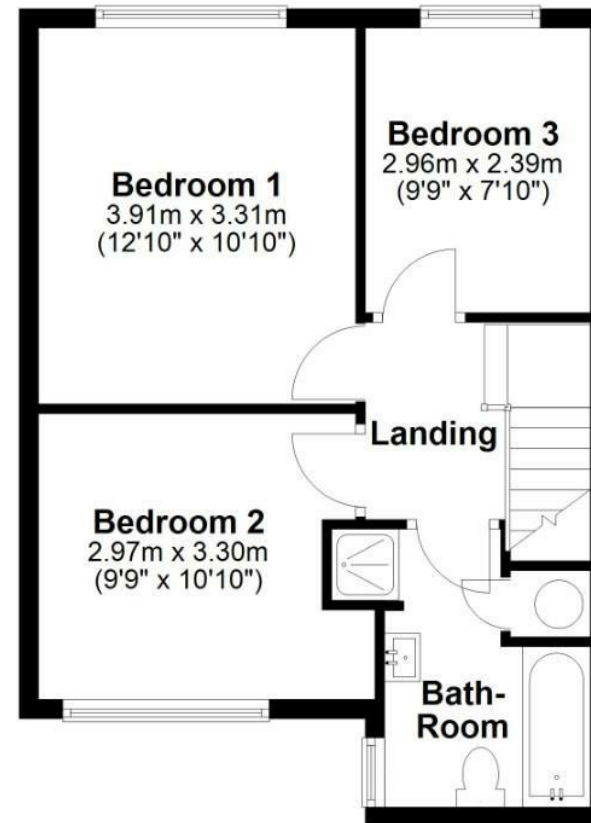


Total area: approx. 90.1 sq. metres (970.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor

Approx. 42.6 sq. metres (458.8 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		

78

53

EU Directive 2002/91/EC

