



2 Paddock Close, Impington, Cambridge, CB24 9YW
Guide Price £1,150,000 Freehold



rah.co.uk
01223 819300

CONSTRUCTED IN THE EARLY 1980'S AND LATER EXTENDED TO PROVIDE A FURTHER RECEPTION SPACE, THIS WELL-PROPORTIONED, FAMILY HOME FORMS ONE OF ONLY SIX DWELLINGS WITHIN PADDOCK CLOSE, IMPINGTON.

- Detached house
- 1871.3 sqft/173.8 sqm
- Extended mid 1980s
- Driveway and detached double garage
- EPC-C/74
- 4 bedrooms, 3 bathrooms, 4 reception rooms
- Constructed in 1983
- Gas fired central heating to radiators
- 0.15 acre plot
- Council tax band-F

Having been originally constructed in 1983, this detached family home was later extended to provide accommodation measuring 173.8 sqm / 1871 sqft over two floors.

This stunning detached residence benefits from four large reception spaces to the ground floor which includes a family room with French doors opening into the rear garden, a living room filled with large levels of natural light thanks to its double aspect, a formal dining room accessible off the kitchen and a study overlooking the front. The kitchen/breakfast room is cleverly laid out with double doors that open into the dining room to provide generous levels of space when entertaining from home. The kitchen/breakfast room benefits from shaker units with a mixture of draws and cupboards at both eye level and base level as well as a granite work surface and space for a large range style oven. The floorspace of the kitchen offer plenty of space for a four-seater dining table and chairs. Completing the ground floor is a spacious entrance hall, separate utility and a ground floor shower room and WC.

To the first floor, the current owners re-configured the bedrooms to offer better proportions to every rooms. The first-floor benefits from a large landing space with a built in cupboard and this landing provides access onto all four double bedrooms. Completing the first floor are two-bathroom suites which includes and en-suite shower room off the master bedroom suite and a family bathroom which serves the remaining three bedrooms.

Externally, the property occupies a 0.15 acre plot with a large sweeping driveway to the front which leads not the detached double garage with two up and over doors. The front of the property is a mixture of hardstanding for vehicles with a small lawn area and herbaceous borders. The rear garden of the property is fully enclosed, offer large levels of law, has a paved area accessible off the family room and living room and further well stocked borders. To the side of the property is a gravel laid area with multipurpose use, a green house and a storeroom off the garage.

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 coffee shops. 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, which runs 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-F

Fixtures and Fittings

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

Viewing

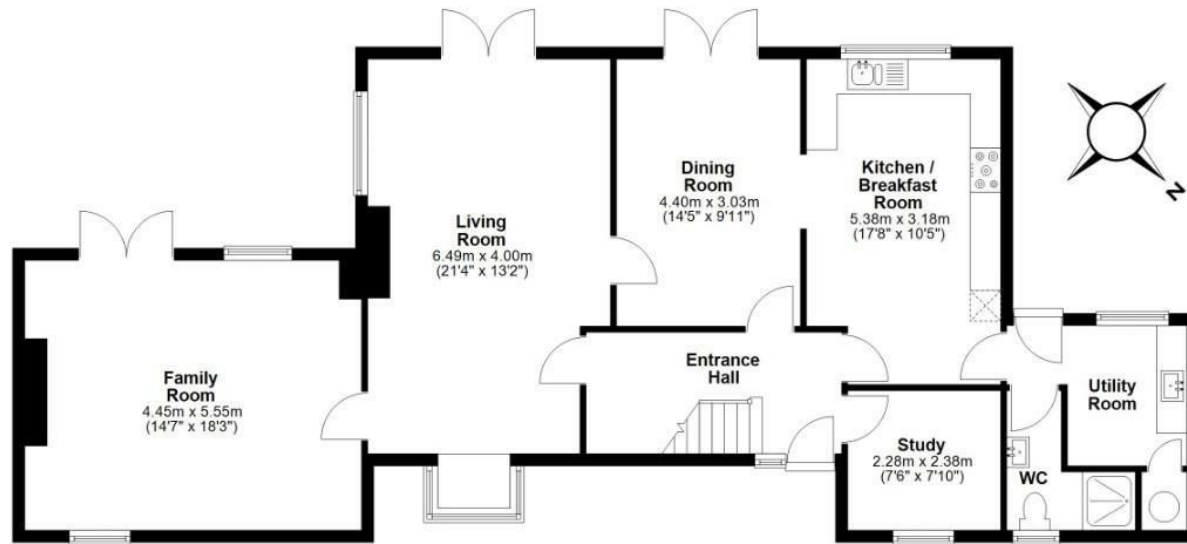
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





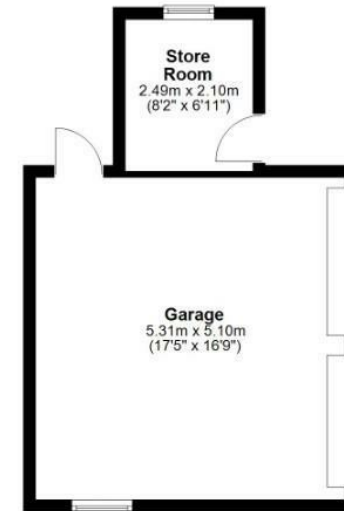
Ground Floor

Approx. 106.4 sq. metres (1145.7 sq. feet)



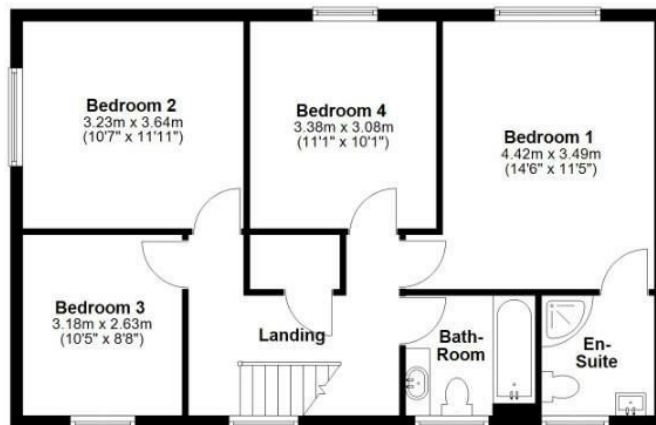
Outbuilding (excl. from area)

Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor

Approx. 67.4 sq. metres (725.4 sq. feet)



Total area: approx. 173.8 sq. metres (1871.1 sq. feet)

Drawings are for guidance only.
Plan produced using PlanUp.

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	

74

80



