



14 Dwyer Joyce Close, Histon, Cambridge, CB24 9JZ  
Guide Price £625,000 Freehold



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**AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS FOUR-BEDROOM,  
DETACHED FAMILY RESIDENCE LOCATED WITHIN THE CATCHMENT OF THE  
OUTSTANDING IMPINGTON VILLAGE COLLEGE.**

- Detached house
- 1298.9 sqft / 120.7 sqm
- 0.06 acre plot
- Driveway parking
- Council tax band -E
- 4 bedrooms, 2 bathrooms, 3 reception rooms
- Constructed around 1980
- Gas-fired central heating heating to radiators
- EPC - C / 70

Constructed around the early 1980s, the property was later extended to the rear in 2005 and provides generous living accommodation measuring 1298.9 sqft / 120.7 sqm.

To the ground floor the property comprises of a porch, an entrance hallway with a shower room off and three reception rooms, which includes a living room with a bay window to the front, a light and airy garden room with double aspect windows and Velux windows above and a formal dining room, accessible off the kitchen. The kitchen of the property is fully tiled and benefits from generous levels of worktop space and storage at both base level and eye level. Completing the ground floor is a garage conversion which still retains a garage door to the front and is currently set up as a large utility room with loft space above.

To the first floor of the property are four bedrooms and a family bathroom suite. The family bathroom suite is fully tiled and benefits from a panelled bath with a shower above, a low-level WC, a wall mounted sink with vanity unit below, a heated towel rail and a bidet.

Externally, to the front of the property is a large block paved driveway which provides parking for several vehicles. Completing the frontage is a well-established flower bed with an array of shrubs and a mature tree providing privacy to the front. The rear garden of the property is fully enclosed and has a patio area accessible off the Dining room and utility area. The rear garden has a vast array of flowers, shrubs and trees and has a delightful block paved pathway which in turn leads to a further seating area.

**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 - E

**Fixtures and Fittings**

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

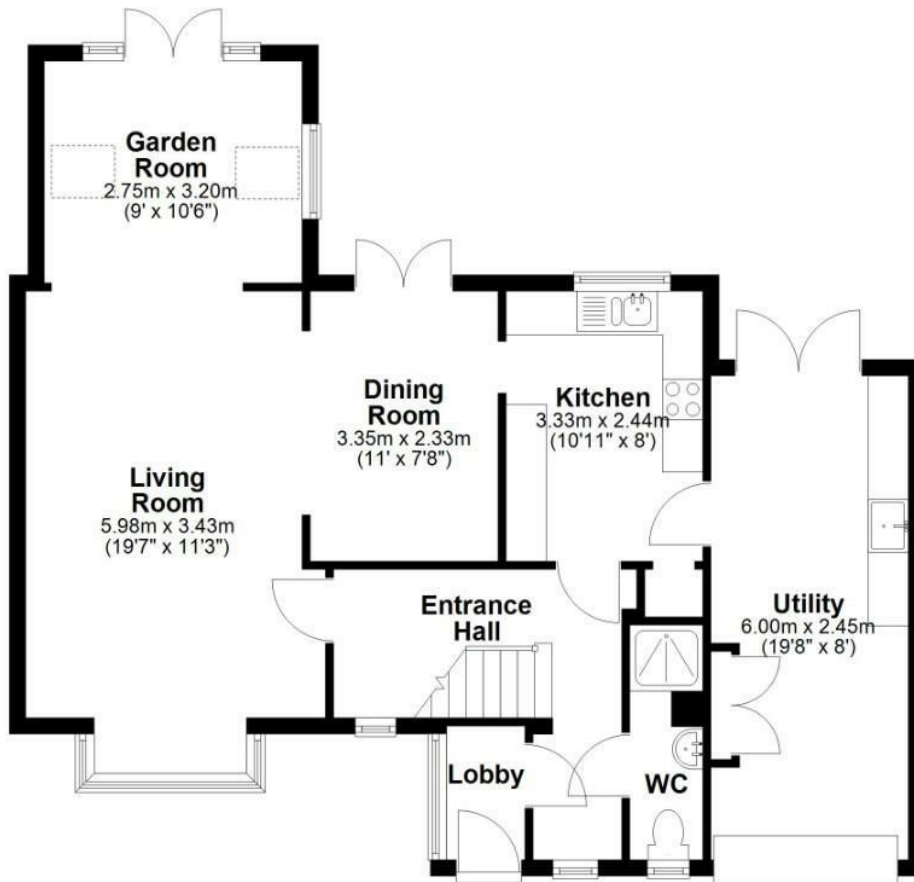
**Viewing**

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



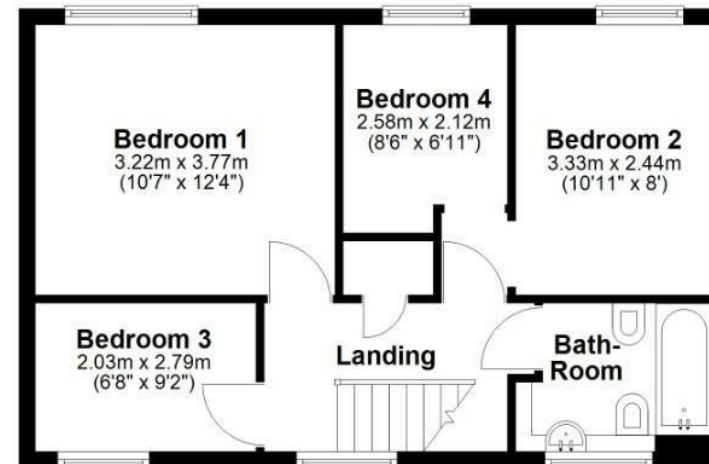
## Ground Floor

Approx. 75.7 sq. metres (814.8 sq. feet)



## First Floor

Approx. 45.0 sq. metres (484.1 sq. feet)



Total area: approx. 120.7 sq. metres (1298.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 70      | 77        |
| EU Directive 2002/91/EC                     |         |           |

