



36 Woodcock Close, Impington, Cambridge, CB24 9LD  
Guide Price £475,000 Freehold

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**AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS EXTENDED, THREE-BEDROOM FAMILY HOME BENEFITTING FROM A COMMUNAL GREEN TO THE FRONT AND VIEWS ACROSS OPEN FIELDS FROM THE FIRST FLOOR.**

- Semi-detached house
- 1980's
- Gas-fired central heating
- EPC - 69 / C
- 3 bedrooms, 3 receptions, 1 bathroom
- 125.3 sqm / 1348.6 sqft
- Driveway parking and detached garage
- Council Tax - D

This spacious semi-detached home has been extended across the years and provides generous internal accommodation measuring in the region of 125.3 sqm / 1348.6 sqft.

To the ground floor the property comprises of a spacious entrance hall with stairs leading to the first floor and WC adjoining. The property has three reception rooms including a larger living room diner measuring 29'4" in length and benefitting from a floor to ceiling window overlooking the green to the front. The two remaining reception rooms include a conservatory overlooking the rear garden and a study/playroom, ideal for those who work from home. Completing the ground floor is a spacious kitchen with generous levels of storage and a separate utility/boot room which opens on to the garden.

To the first floor is a landing area with two storage cupboards including an airing cupboard. There are three bedrooms to the first floor which include two well-proportioned double bedrooms, each with built in wardrobes. Serving each bedroom is a family bathroom suite with feature tiles, panelled bath with shower over, a low-level WC and pedestal sink unit.

Externally, the property has a front garden, laid to lawn with a pathway leading up to the front. The front garden opens onto the communal green area to the front providing further additional outside space. To the rear of the property is driveway parking and a detached brick-built garage with a recently replaced flat roof. The rear garden has a wall and panel fenced perimeter, is predominantly laid to lawn and has a patio area accessible off both the conservatory and the utility room.

#### **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**

Main services connected include: water, electricity, gas 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**

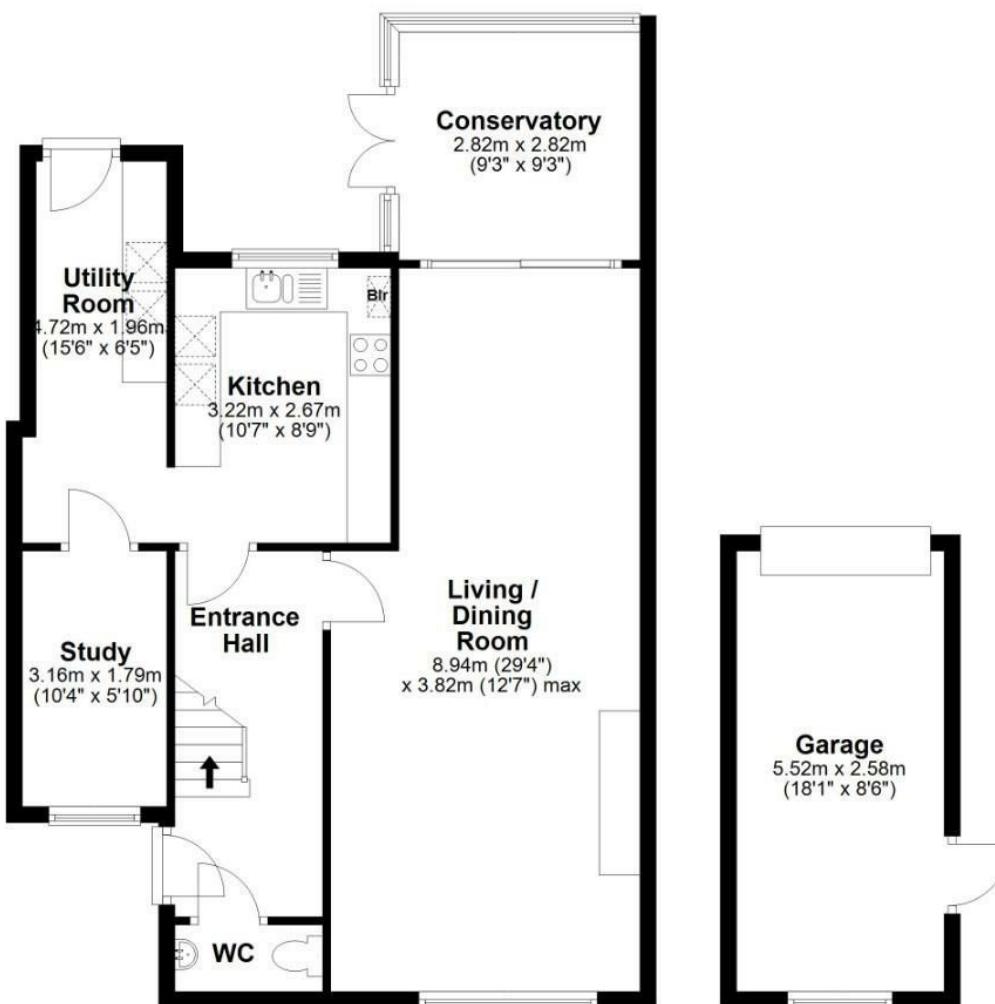
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





## Ground Floor

Main area: approx. 74.2 sq. metres (798.8 sq. feet)  
Plus garages, approx. 14.3 sq. metres (153.4 sq. feet)



Drawings are for guidance only  
Plan produced using PlanUp.

## First Floor

Approx. 51.1 sq. metres (549.8 sq. feet)

