9 The Coppice, Impington, Cambridge, CB24 9PP

Guide Price £675,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A BEAUTIFULLY PRESENTED FAMILY HOME, NESTLED WITHIN A 0.22 ACRE PLOT AND OFFERING POTENTIAL FOR EXPANSION SUBJECT TO THE RELEVANT PLANNING CONSENTS BEING GRANTED.

- Detached house
- 1225 sqft/113.8 sqm
- Gas fired central heating to radiators
- 0.22 acre plot
- Council tax band-E
- 4 bedrooms, 1 bathroom, 2 reception rooms
- Built in the 1970s
- Driveway parking and double tandem garage
- EPC-C/69

Constructed in the 1970s, this detached family home occupies a generous 0.22 acre plot, measures 1225 sqft / 113.8 sqm and provides spacious accommodation across two floors.

To the ground floor the property comprises a spacious entrance hall with feature paneled walls, two reception rooms including a study/playroom and a large light and airy living/dining room measuring over 24ft in length with triple aspect windows. The splendid kitchen benefits from splash back tiles, a large window overlooking the stunning rear garden, storage at both eye/level and base level and space for all essential white goods including a fridge/freezer, dishwasher and washing machine. Completing the ground floor is a WC nestled underneath the turnaround stairs which lead up to the first floor.

To the first floor are four generous bedrooms which include a double aspect master bedroom suite to the front. Serving the four bedrooms is a recently replaced family bathroom suite with paneled bath with shower above, low level WC and a pedestal sink unit.

Externally, the property occupies a generous plot of 0.22acres. To the front the property has a front lawn area with access leading through to the rear garden. To the side of the property is a double tandem garage with up and over door and power and lighting. To the front of the garage is a hard standing driveway. The rear garden of the property is something rather special with several mature trees to the rear. The rear garden is fully enclosed with a brick wall perimeter to one side and fenced boundary to the other. The garden is predominantly laid to lawn and has a timber built covered seating area, ideal for alfresco dining in the warmer months of the year.

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

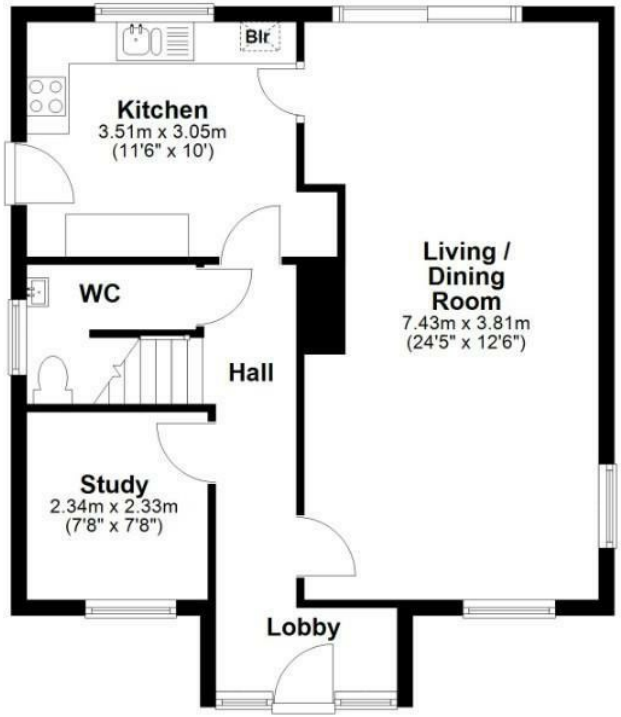
Services
Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities
South Cambridgeshire District Council
Council tax band - E

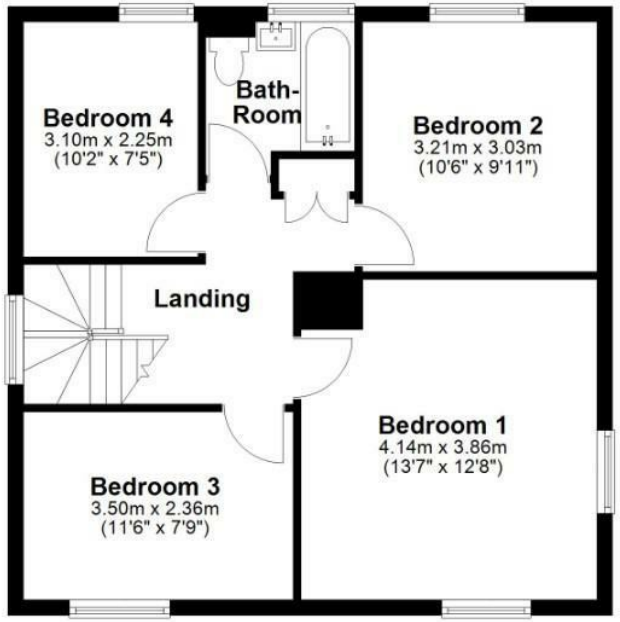
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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

Ground Floor
Approx. 58.4 sq. metres (628.5 sq. feet)



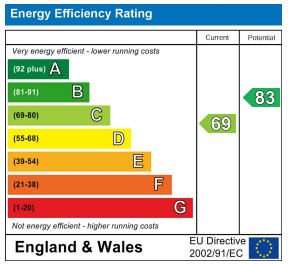
First Floor
Approx. 55.4 sq. metres (596.4 sq. feet)



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

Total area: approx. 113.8 sq. metres (1225.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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.