

1 The Coppice, Impington, Cambridge, CB24 9PP

Guide Price £600,000 Freehold

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NESTLED WITHIN A WELL-REGARDED CUL-DE-SAC, POPULAR WITH FAMILIES, THIS DETACHED FOUR-BEDROOM HOME HAS THE ADDED BENEFIT OF NO ONWARD CHAIN.

- Detached house
- Constructed in the 1970s
- Gas fired central heating to radiators
- 0.12 acre plot
- Council tax band-E
- 4 bedrooms, 3 reception rooms, 1 bathroom
- 1334.2 sqft/124 sqm
- Driveway parking and double tandem garage
- EPC-D/66
- South west facing rear garden

Occupying a delightful plot with a wooded area to the rear, this detached family home measures 124 sqm / 1334.2 sqft and provides generous living accommodation over two floors.

To the ground floor is a welcoming hallway with a WC adjoining and stairs leading up to the first floor. The property benefits from three reception rooms which includes a large living room with floor to ceiling bay window, a formal dining room with a set of double doors opening into the living area and a conservatory overlooking the rear garden and wooded area to the rear. In need of sympathetic improvement, the kitchen has plenty of storage and worktop space and benefits from a large pantry beneath the stairs.

To the first floor is a light and airy landing with a large widow to the side. There are four well-proportioned bedrooms which includes built in storage to bedrooms one, two and three. Bedroom four is a generous single and could make for an excellent study or could be converted into a second bathroom if required. Completing the first floor is a tiled shower room and a separate WC.

Externally, the property occupies a plot which measures in the region of 0.12 acres with a large, paved driveway and a front garden laid to Lawn. The rear garden of the property has a brick wall perimeter, is laid predominantly to lawn and has an array of flowers, shrubs and trees along the borders. Off the conservatory is a splendid patio area, with a raised flower bed, ideal for alfresco dining in the warmer months of the year.

The property has a large tandem garage which measures in excess of 30ft, has an electric door to the front and a workshop area set up to the rear.

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

Agents Note
In 2019 the rear of the garage was re-built due to subsidence, with the drainage also needing to be replaced in 2021 due to collapse. Within the curtilage of the property are two horse chestnut trees which both have a TPO. (tree preservation order)

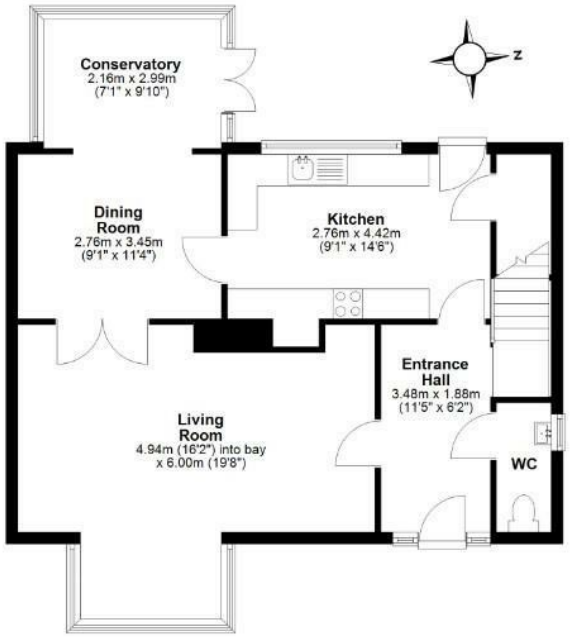






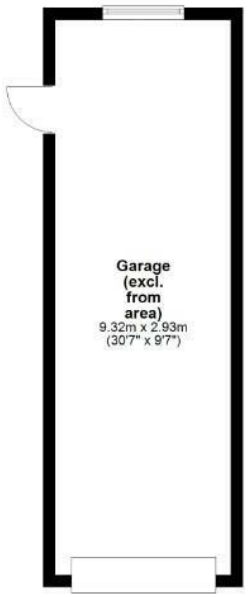
Ground Floor

Approx. 67.2 sq. metres (723.6 sq. feet)



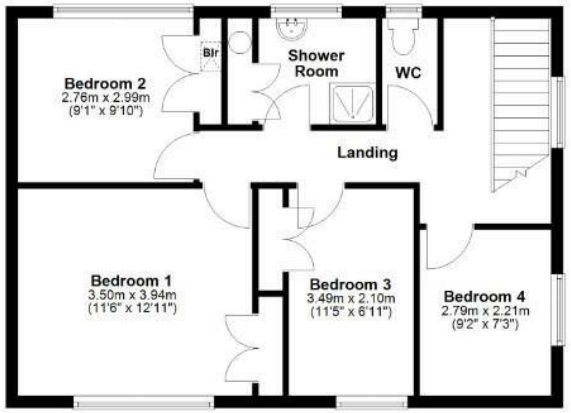
Outbuilding

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



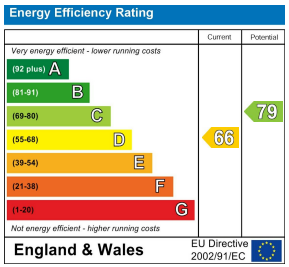
First Floor

Approx. 56.7 sq. metres (610.4 sq. feet)



Total area: approx. 124.0 sq. metres (1334.2 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.















