

15 New Road, Impington, Cambridge, CB24 9LU

Guide Price £850,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN ATTRACTIVE EDWARDIAN HOUSE, SIGNIFICANTLY EXTENDED BY THE CURRENT OWNERS WITH A SYMPATHETIC TWO-STOREY EXTENSION, PROVIDING FLEXIBLE FAMILY ACCOMMODATION OVER TWO FLOORS, PRIVATE GARDEN AND OFF-STREET PARKING IN THE POPULAR VILLAGE OF IMPINGTON.

- A substantial Edwardian family house
- 4 bathrooms, 2 reception rooms
- Gas-fired central heating to radiators
- Master bedroom with en-suite shower room
- Council tax band - D
- 1700 sqft / 156 sqm
- 0.09 acre plot
- Ample off-street parking for two cars
- EPC - C / 71
- Potential for loft conversion subject to necessary consents

This lovely Edwardian semi-detached house is conveniently located close to the city boundary overlooking the green Recreation Grounds in the popular village of Impington, a short walk to Impington Village College, the Guided Busway and Histon High Street.

In recent years the property has been extended, remodelled and improved to a high standard and now provides wonderful family accommodation approaching 1700 sq ft over two floors. The property occupies a generous corner plot position with gardens and off-street parking to the front. Work at the property was carried out by local builders MJ Salmon in 2017.

In a little more detail, the accommodation comprises a reception hall with stairs rising to the first-floor level, a generous open living room with high ceilings and a large bay window and shutters overlooking the front aspect, attractive original floorboards and decorative plasterwork.

Off the living room, an inner lobby area provides a useful storage cupboard and leads to a stylish shower room with traditional style WC and sink and the dual aspect family room/bedroom 4. The family room has Dali speakers built into the walls and ceiling for 5.1.2 Atmos surround sound. A large L-shaped kitchen/dining room is situated at the rear and provides access to and views of the private garden. The kitchen has a walk-in pantry providing generous storage and a water softener, an extensive range of cabinetry and drawers, wood work surfaces and a tiled floor which continues through to the dining area with bi-folding doors. A well-equipped utility room with bespoke solid wooden units, granite worktop, slate floor and traditional sink is located off the kitchen. The utility contains an integrated undercounter freezer. another large storage cupboard and also offers access to the garden through a rear door.

Upstairs, the first-floor landing provides a double storage cupboard and leads to the attractive family bathroom suite with freestanding roll-top bath and three spacious double bedrooms. Both bedrooms one and two have recently fitted en-suite shower rooms with slate tiled floors. Bedroom two benefits from large built-in wardrobes. The principal bedroom has delightful views of the Recreation Grounds and fields beyond. The en-suite to Bedroom one has supplementary under-floor heating.

Outside, enclosed gardens extend to the side and rear and offer a high degree of privacy from established trees and shrubs set to boundary borders. There is off-road parking for two cars to the front. There is also a generous southwest-facing paved patio area for entertaining, lawn and shed.
The property is adjacent to the B1049 and directly across New Road from the Recreation Grounds.

Location
Impington is an attractive and very popular village conveniently situated approximately 3 miles north of Cambridge. Good shopping facilities are provided by the neighbouring village of Histon and Impington Village College provides educational facilities up to the age of eighteen. In addition the property is well placed for access to the A14 and M11. The Guided Busway (running from Huntingdon Railway Station to Trumpington Park & Ride), provides a direct link to Cambridge City Centre, Cambridge Railway Station and Addenbrookes Hospital.

Tenure
Freehold

Services
Mains services connected include gas, electricity, water, 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

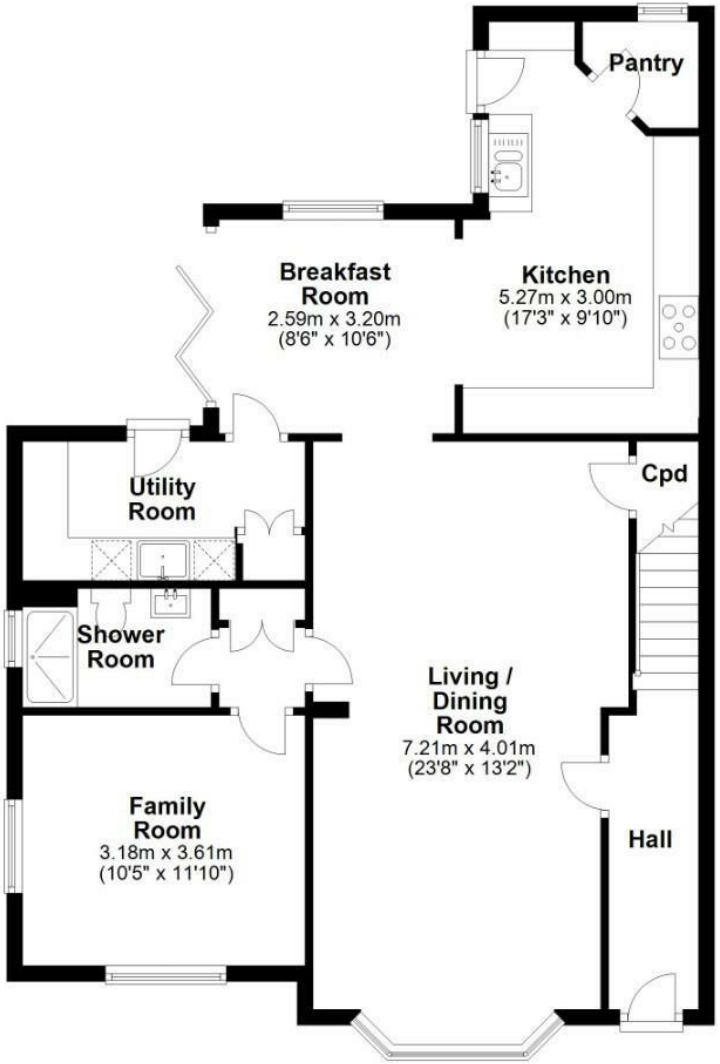






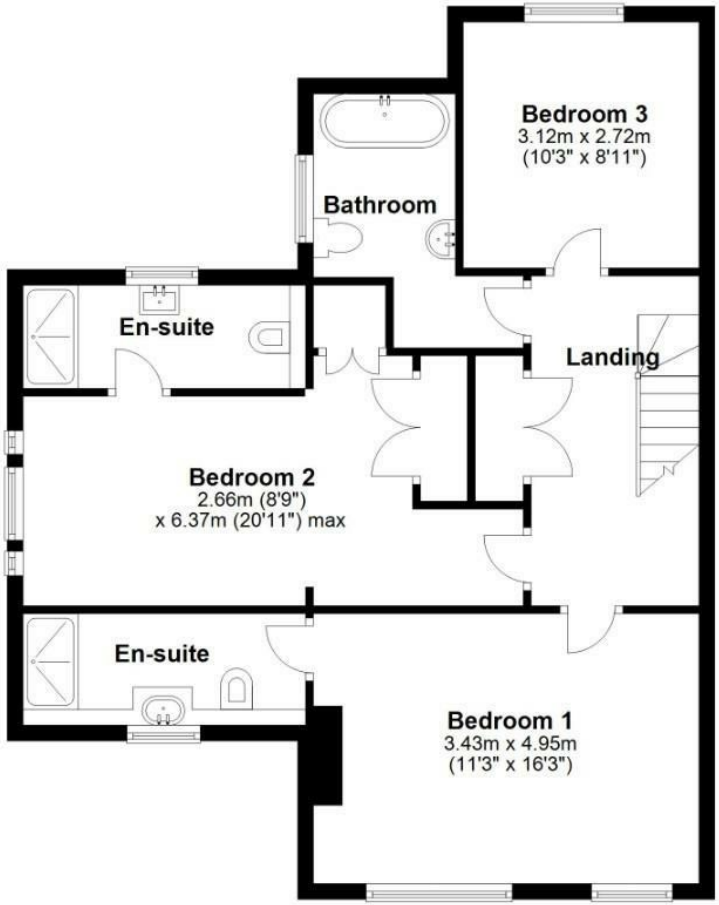
Ground Floor

Approx. 84.5 sq. metres (909.8 sq. feet)



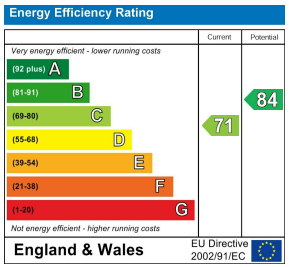
First Floor

Approx. 71.9 sq. metres (773.6 sq. feet)



Total area: approx. 156.4 sq. metres (1683.4 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.






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