



31 Impala Drive, Cambridge, CB1 9XJ  
Guide Price £395,000 Freehold



rah.co.uk  
01223 323130

**A MODERN AND VERY WELL-MAINTAINED, 3-BEDROOM, SEMI-DETACHED HOUSE WITH ADJOINING GARAGE OCCUPYING A CONVENIENT LOCATION ON A CUL-DE-SAC TO THE EAST OF THE CITY CENTRE. SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.**

- 1980's updated semi-detached house
- 3 bedrooms & refitted family bathroom
- uPVC double glazed windows
- Enclosed rear garden
- Plot size - approx 0.05 acres
- 650 sqft / 60 sqm
- Living room with bay window
- Garage and driveway
- Gas central heating to radiators
- No onward chain

This modern, semi-detached house has been updated by the current owners and offers attractive, spacious accommodation, which benefits from a wealth of light. Key improvements include updating the kitchen and bathroom and redecoration throughout, an upgraded consumer unit, a new boiler in 2007 and replacement double glazing.

The front door opens into the living room, which has stairs to the first floor and a bay window to the front aspect. At the rear of the property is a stylishly refitted kitchen/dining room, which has wood-effect flooring and a contemporary range of fitted, white base and wall units with grey worktops and splashbacks, integrated appliances including an oven with an induction hob over, fridge/freezer, dishwasher, plumbing for a washing machine, wall-mounted boiler, large storage cupboard and a door providing access to the rear garden.

On the first floor, the landing has an airing cupboard and a hatch to the loft space. There are three bedrooms, one of which is double in size and includes built-in wardrobes. The refitted family bathroom is partly tiled and includes a bath with a shower (with booster pump), vanity wash basin unit, low-level WC and a heated towel rail.

Outside, the property is set back behind a lawned front garden with tree and shrub borders. A driveway provides off-road parking for two vehicles and leads to the garage, which has power and light, and a door to the rear garden. Fully enclosed by fencing, the rear garden is a good size and mainly laid to lawn with a patio area.

#### **Location**

Impala Drive is in Cherry Hinton, a highly sought-after village, conveniently situated about 3 miles south-east of Cambridge and within the city boundary. The area is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants and takeaways plus leisure and health facilities. There is also a major Tesco supermarket off Yarrow Road. There are two primary schools, which feed Netherhall secondary school.

The area is highly popular with professionals thanks to its close proximity to ARM and its excellent access to Addenbrooke's (1.5 miles), Cambridge railway station (2 miles) and on to the city centre (3.5 miles) and also with those looking for a traditional community with excellent day-to-day facilities that feels close to the city but retains its own identity.

Cherry Hinton benefits from having excellent bus links into the centre of Cambridge and easy access on to the A14 for anyone commuting elsewhere.

#### **Tenure**

Freehold

#### **Services**

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

#### **Statutory Authorities**

Cambridge City Council.

Council Tax Band - C

#### **Fixtures and Fittings**

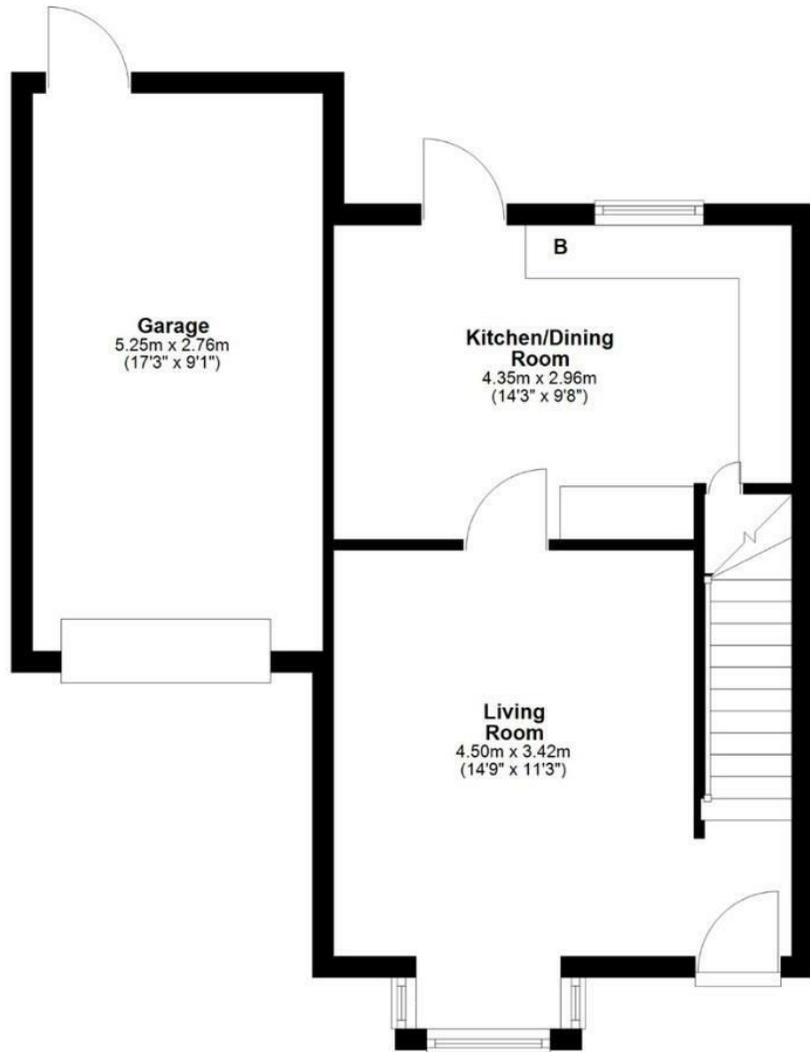
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold /leasehold interest.

#### **Viewing**

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



### Ground Floor



### First Floor



Approx. gross internal floor area 60 sqm (650 sqft) excluding Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

