



Residential Sales • Residential Lettings • Land & New Homes • Property Auctions

27a Pepys Terrace, Impington, Cambridge, Cambridgeshire, CB24 9NT

Brand new detached home of immense charm and character benefitting from an NHBC 10 year guarantee, located in this attractive no-through road close to the centre of this well served village just a couple of miles north of the city with stunning open plan kitchen/dining/family room with part vaulted glazed roof and generous landscaped rear garden.

Guide Price £450,000

- Brand New Home
- Detached Residence
- Open Plan Kitchen/Dining/Family Room
- Living Room
- Cloakroom
- Three Double Bedrooms
- Bathroom & Ensuite
- Driveway & Generous Gardens



LOCATION

Impington is a well regarded village approximately 4 miles north of Cambridge. The neighbouring village of Histon contains a wide range of facilities including a variety of shops, banks, a library, a butchers, a green grocer, a bakery, public houses/restaurants and a primary school. Impington offers secondary education at Impington Village College and is well placed for access to major routes such as A14, A428 and M11. The guided bus service provides easy access to Cambridge, St Ives and the railway station.

SIX-PANELLED OAK ENTRANCE DOOR

with double glazed picture light above into:

ACCOMMODATION with approximate room sizes.



ENTRANCE HALL

with moulded cornicing, Walnut flooring.

LIVING ROOM

15' 10" x 14' 5" (4.83m x 4.39m) moulded cornicing, provision for wall mounted television, Walnut flooring, switched lamp circuit, double glazed sash windows to the front.



INNER HALL

with staircase rising to the upper floor, painted handrail newel post and spindles and understairs storage cupboard, Walnut flooring, ceiling with inset downlighters, mains wired smoke alarm.

CLOAKROOM

fitted with white suite comprising Savoy hand wash basin with mixer tap and pop up waste, with storage cupboard below and further storage cupboards, low level dual flush WC, wall lights, extractor fan, Walnut flooring and marble surfaces.



OPEN PLAN KITCHEN/DINING/FAMILY ROOM

21' 6" x 14' 5" (6.55m x 4.39m) the kitchen is fitted with a hand painted Ash bespoke kitchen with marble working surfaces with matching upstands and LED underlights, double Belfast style sink unit with mixer tap, fitted Bosch electric fan oven and Bosch 4-ring induction hob with fitted Bosch extractor above, fitted and concealed Liebherr concealed fridge/freezer, fitted washer/dryer and fitted and concealed dishwasher, cupboard housing Ideal Logic



combination condensing gas fired boiler providing domestic hot water and central heating system, Tumble Limestone tiled floor with underfloor heating, ceiling with a range of inset downlighters and feature pitched part double glazed roof with double glazed sliding doors leading out to the rear.

AGENT'S NOTES

The property has underfloor heating for the whole of the ground floor.

ON THE FIRST FLOOR

LANDING

ceiling with inset downlighters and mains wired smoke alarm, staircase rising to the second floor with painted handrail, newel posts and spindles.

BEDROOM 1

14' 3" x 9' 10" (4.34m x 3m) moulded corning, double panelled radiator, tv point and double glazed sash window to the front.

ENSUITE WET ROOM

with marble tiling to walls and floor, fixed head drencher shower unit, wall mounted controls and glazed screen, hand wash basin with mixer tap and pop up waste and storage cupboards below, low level dual flush WC, quartz stone surfaces, heated towel rail/radiator, ceiling with inset downlighters and extractor fan, wall lights.

BEDROOM 3

14' 4" x 9' 2" (4.37m x 2.79m) with vaulted ceiling,



double panelled radiator, double glazed sash window to the rear, tv point.

BATHROOM

fitted with white suite comprising panelled bath with wall mounted mixer/shower controls and glazed shower screen and hand held rose, low level dual flush WC, hand wash basin, mixer tap and pop up waste and storage cupboard, quartz surfaces, wall lights, heated towel rail/radiator, ceiling with inset downlighters and extractor fan.

ON THE SECOND FLOOR

LANDING

fitted double wardrobe cupboard with hanging rail and shelving, downlighter and mains wired smoke alarm.

BEDROOM 2

15' 7" x 11' 0" (4.75m x 3.35m) fitted wardrobe with shelving and hanging rail, double panelled radiator, eaves storage cupboard, provision for television, double glazed Velux rooflights and double glazed

sash window to the rear.

OUTSIDE

Driveway to the front with parking for one vehicle and pathway leading to front door. Rear garden of good size with large sandstone paved patio area, gravelled pathway and beds, the garden being mainly laid to lawn with flowering and shrub borders, enclosed by close boarded timber fencing. The guided bus stop is just 100m away providing direct access to Cambridge.

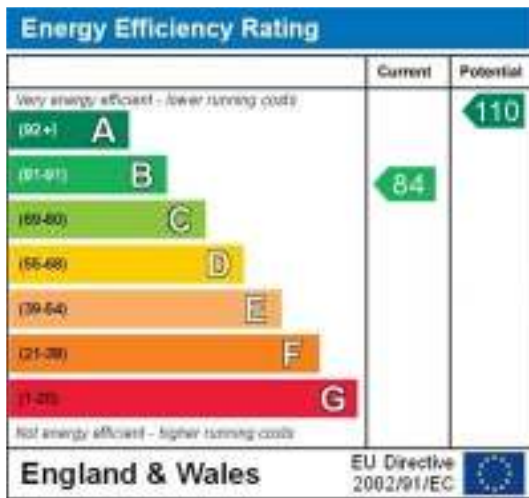




Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.

Note: Not to scale – For guidance purposes only



Special Notes

- As the seller's agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.

© OpenStreetMap contributors