



Peacock Way, Histon, Cambridge, CB24 9XZ.

welcome to

Peacock Way, Histon Cambridge

This property represents an opportunity to purchase a three-bedroom home in a central village setting within the popular school catchments of Impington Village College with good access to Cambridge. Making it an ideal family home.

Entrance Hall

Double glazed front door opening into a welcoming entrance hall, featuring a radiator, useful built-in storage cupboard and doors leading to the principal ground floor accommodation. Stairs to first floor accommodation

Living/Dining Room

A bright and spacious dual-aspect living/dining room, offering an excellent space for both relaxing and entertaining. The living area features a gas fire with back boiler, A double glazed front aspect window enjoys pleasant views over the neighbouring green space, whilst double glazed French doors to the rear provide direct access to the garden. Original parquet flooring adds character, complemented by useful hidden storage cupboards, making this a practical and inviting family living space.

Kitchen

A well-appointed dual-aspect kitchen with double glazed windows to the side and rear. Fitted with a range of wall and base units complemented by wood-effect work surfaces and a breakfast bar. Incorporating a stainless steel sink with drainer, with space and plumbing for a washing machine, space for a fridge and freezer, and cooker. The kitchen further benefits from tiled flooring and fully tiled walls, providing a practical and easy-to-maintain finish.

Landing

Double glazed side aspect window, fitted storage units offering useful built-in cupboard space, access to the loft, and doors leading to all first-floor accommodation.

Bathroom

A fully tiled bathroom fitted with a corner shower enclosure, low-level WC and wash hand basin set within a fitted vanity unit providing useful storage. A double glazed rear aspect window.

Bedroom One

A well-proportioned main bedroom with a double-glazed window overlooking the rear aspect, and a radiator. The room offers ample space while benefiting from excellent built-in storage.

Bedroom Two

A good-sized bedroom featuring a double glazed front aspect window overlooking the front of the property. The room benefits from a fitted storage cupboard, radiator.

Bedroom Three

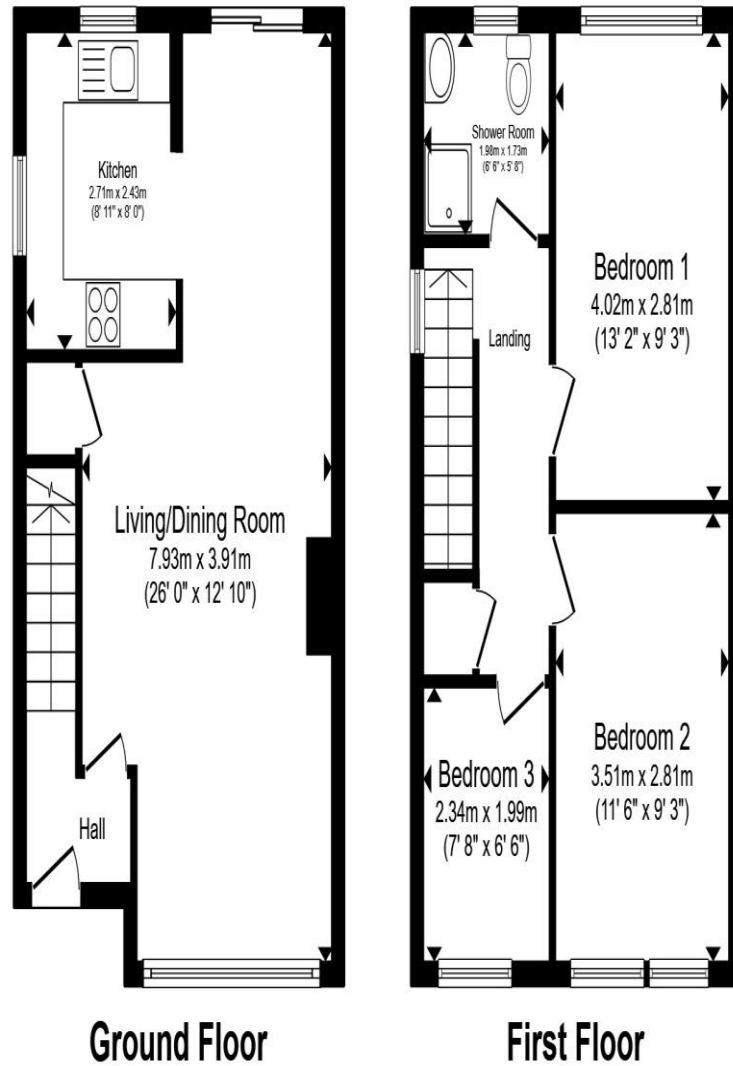
Single bedroom with a double glazed front aspect window. The room benefits from a useful over stairs storage cupboard, radiator,

Front And Rear Gardens

The enclosed rear garden provides a pleasant outdoor space, featuring a patio area ideal for outdoor dining and entertaining. Attractive borders are well stocked with established rose beds, The garden also benefits from a range of metal-framed storage sheds, offering excellent storage solutions, while gated rear access leads conveniently to the garage situated en bloc. To the front, the garden is attractively planted with a variety of established shrubs and flowers, with direct access to the footpath running along the front of the property.

Garage

At the rear of the property en bloc with a parking space outside the garage as well as communal on road parking.



Total floor area 77.3 m² (832 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Peacock Way,
Histon Cambridge

- three-bedroom semi detached house
- Scope to modernise to taste
- No onward chain sale
- Central Histon village location
- Sought-after Impington Village College catchment area

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in the region of
£375,000



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Property Ref:
HIS100269 - 0014

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