



Farmstead Close, Histon
CB24 9XT

Pocock+Shaw

11 Farmstead Close
Histon
Cambridge
CB24 9XT

An extended three bedroom semi detached home in a pleasant cul de sac position in the highly sought after village of Histon, just five miles north of the historic City of Cambridge.

- Reception hall
- Sitting room
- Dining room
- Kitchen
- Utility room and Cloaks WC
- Three bedrooms
- Bathroom
- Single garage
- Enclosed south westerly facing rear garden

Offers in excess of £385,000



A spacious and well presented three bedroom semi detached home that has been extended on the ground floor in recent years. With two reception rooms, well fitted kitchen and utility room. There is an enclosed south westerly facing rear garden, single garage and off road parking.

The village offers a wide range of shops and amenities, including cafes, post office and highly regarded Village College.

Sealed unit double glazed entrance door

Reception hall Stairs rising to the first floor, radiator, single built in meter cupboard with coats hanging rail. Glazed door to:

Sitting room 14'5" x 13'3" (4.39 m x 4.04 m) Sealed unit double glazed window to the front, double radiator, coved cornice, built in understairs storage cupboard. Opening to:

Dining room 8'11" x 8'8" (2.72 m x 2.64 m) Window to the rear, radiator and coved cornice. Arch to :

Kitchen 8'10" x 8'9" (2.69 m x 2.67 m) Well fitted range of units with work surface and range of base units. Inset one and a 1/4 bowl single drainer single unit, double base unit. Continuation of work surface with four burner ceramic hob and stainless steel single oven. Full height larder unit, tiled splashback and matching range of wall mounted cupboards. Radiator. Door to utility room

Utility room 8'7" x 6'0" (2.62 m x 1.83 m) Fitted range of units with rolled edge work surface, single drainer stainless steel sink unit with double base unit beneath, further expanse of matching work surface with space and plumbing for washing machine, radiator, window to the rear and door to the rear garden, 2x Velux rooflights. Door to:

Cloakroom Fitted suite with pedestal wash basin, close coupled WC, part ceramic tiled splashback. Window to the rear.

Landing Coved cornice, single cupboard housing Worcester gas fired heating boiler.

Bedroom one 11'4" x 11'1" (3.45 m x 3.38 m) Window to the front, radiator, coved cornice and double fitted wardrobe.

Bedroom two 11'0" x 8'11" (3.35 m x 2.72 m) Window to the rear, radiator, coved cornice.

Bedroom three 7'9" x 6'5" (2.36 m x 1.96 m) Window to the front, radiator, built in single over stairs cupboard.

Bathroom Fitted suite with pedestal wash basin, close coupled WC and bath with fitted mixer tap and shower attachment. Ceramic tiling to the walls, radiator and window to the rear.

Outside To the front of the property there is an open plan garden area, with pedestrian side access and driveway to the side providing off road parking leading to:

Single garage With up and over door.

Rear garden An enclosed south westerly facing garden, with lawn, and paved pathway. Flower and shrub borders.

Services All mains services are connected

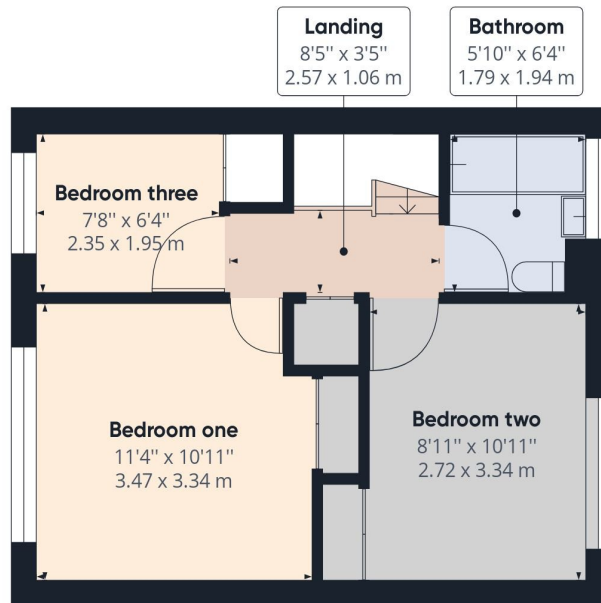
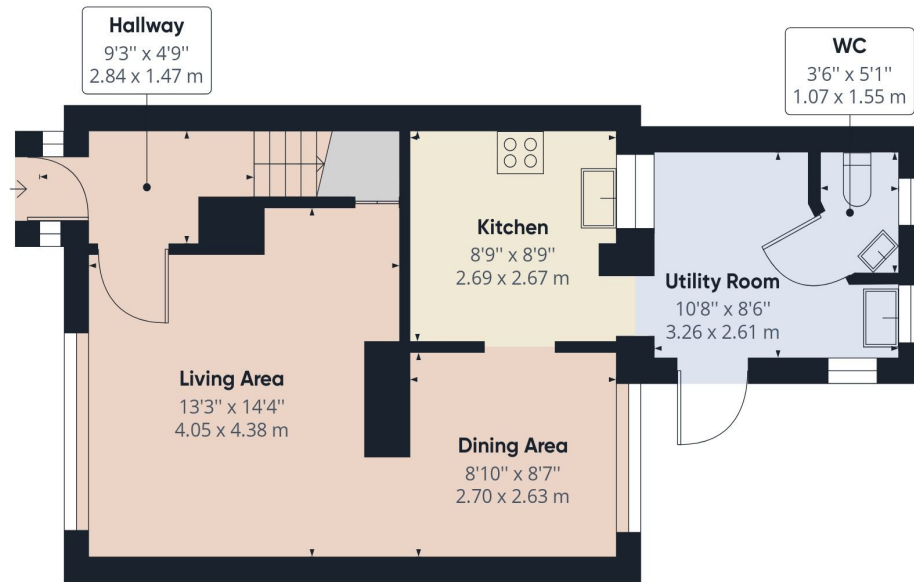
Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock & Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Approximate total area

850.87 ft²

79.05 m²



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested