



Nuns Orchard, Histon, CB24 9EW

**CHEFFINS**

## Nuns Orchard

Histon,  
CB24 9EW

- Semi-Detached Home
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Sitting Room With Vaulted Ceilings & Wood Burning Stove
- Two Shower-Rooms
- Utility Room
- Large Entrance Hall
- Off Road Parking With EV Charger

A most stylish and significantly improved semi-detached residence, featuring a thoughtfully designed sitting room with wood-burning stove alongside a well-proportioned open-plan kitchen and dining area. The property is situated within an established residential development, occupying a central position in the highly sought-after village of Histon.

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**Guide Price £600,000**





## LOCATION

Nuns Orchard occupies a quiet and well-regarded residential position within the highly sought-after village of Histon, just north of Cambridge. The village offers an excellent range of amenities, including a variety of independent shops, cafés and pubs along Histon's High Street, as well as a Tesco & Co-op supermarket, post office, pharmacy and library. Histon is also well served by highly regarded primary and secondary schooling, including Histon & Impington Infant School, Junior School and Village College. The area benefits from an abundance of green spaces and recreational facilities, with nearby village recreation grounds, children's play areas and access to open countryside. The Guided Busway is close by, providing a direct and traffic-free cycle and pedestrian route into Cambridge, while Cambridge North Railway Station, the Science Park and the A14 are all readily accessible. Nuns Orchard itself enjoys a peaceful cul-de-sac setting, offering a quiet residential environment while remaining within easy reach of all the amenities and connectivity that make Histon such a popular village location.

**STORM PORCH**

with inset downlighters covering panelled entrance door leading through into:

**ENTRANCE HALL**

with wood effect Karndean flooring, high vaulted ceiling, inset LED downlighters, wall mounted underfloor heating controls, stairs rising to first floor accommodation, radiator, custom built shoe storage rack, bench and shelving, timber panelled doors leading into respective rooms.

**OPEN PLAN KITCHEN/DINING ROOM**

Kitchen comprises a collection of both wall and base mounted storage cupboards and drawers with a soft close feature with Corian work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated Neff induction hob with extractor hood above, integrated Neff oven and microwave grill, integrated and concealed fridge/freezer and dishwasher, coved ceiling, wood effect flooring, double glazed window to front aspect, opening through to DINING AREA with continuation of wood effect flooring, breakfast bar with cupboards either side, double glazed window to front aspect, radiator, large understairs storage cupboard.

**UTILITY ROOM**

with stone effect work surface with tiled splashback, wall mounted cupboards with space and plumbing for washer and dryer underneath, Karndean flooring, cupboard with underfloor heating manifold, vaulted ceiling, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

**SHOWER ROOM**

comprising of a three piece suite with large corner shower cubicle with dual wall mounted shower head accessed via glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled

splashback, storage cupboard underneath, large wall mounted mirror with lighting, vaulted ceiling, wood effect flooring, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

**SITTING ROOM**

with herringbone style Karndean flooring, wood panelling to wall, wall mounted underfloor heating control, log burning stove, part vaulted ceiling with skylight, inset LED downlighters, set of double glazed French doors with side windows leading out onto garden, panelled door leading through into:

**STUDY**

with Karndean flooring, vaulted ceiling, inset LED downlighters, underfloor heating, set of double glazed French doors leading out onto garden.

**ON THE FIRST FLOOR****LANDING**

with loft access, overstairs storage cupboard housing gas fired Combi boiler providing hot water and heating for the property with timber shelving, and doors leading into respective rooms.

**PRINCIPAL BEDROOM**

with radiator, double glazed window overlooking garden, opening through into:

**ENSUITE SHOWER ROOM**

comprising of a three piece suite, corner shower cubicle with wall mounted shower head, glazed shower door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, LED downlighters, wood effect flooring, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

**BEDROOM 2**

with radiator, double glazed window to front aspect.

**BEDROOM 3**

with radiator, double glazed window to front aspect.

**FAMILY BATHROOM**

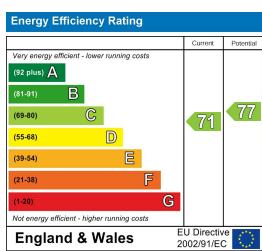
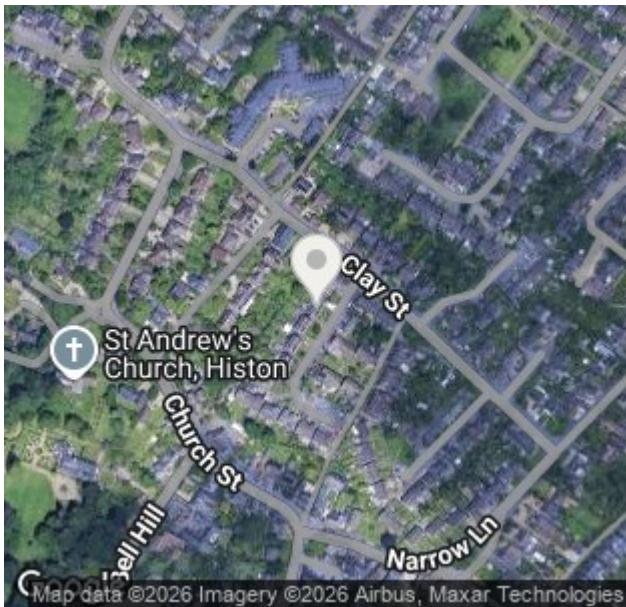
comprising of a three piece suite with combined shower and bath with wall mounted shower head, hot and cold mixer bath tap, shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand, tiled flooring, radiator, inset LED downlighters, double glazed window fitted with privacy glass out onto side aspect.

**OUTSIDE**

To the front the property is approached off Nuns Orchard via a dropped tarmac kerb leading onto a gravel driveway and the remainder of the garden is principally laid to lawn with well stocked bedding surrounding.

To the rear of the property is a private garden principally laid to lawn with two paved patio areas led directly off the rear part of the property, timber storage shed and mature tree, enclosed by fencing with a side access with lighting leading back to the front as well as an EV charging point.





Guide Price £600,000

Tenure - Freehold

Council Tax Band - C

Local Authority - South Cambridgeshire District

Council

## Approximate Gross Internal Area 1194 sq ft - 111 sq m

Ground Floor Area 806 sq ft - 75 sq m

First Floor Area 388 sq ft - 36 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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