



Milton Road, Cambridge, CB4 1XQ



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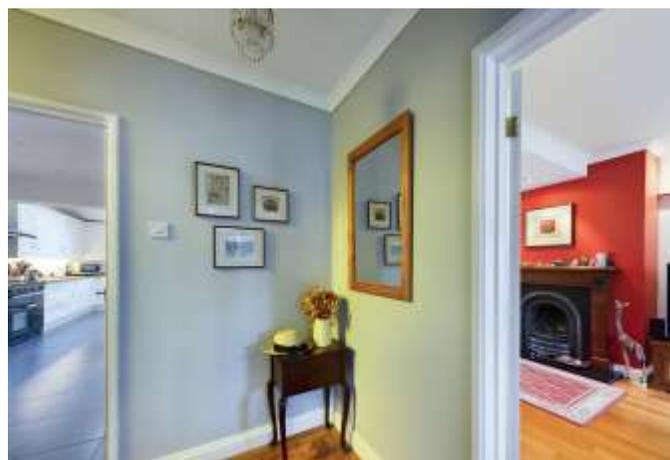
Residential sales, lettings & management

231 Milton Road
Cambridge
Cambridgeshire
CB4 1XQ

A substantial four bedroom detached residence offering well-proportioned accommodation over three floors in this highly popular and convenient city location.

- Spacious detached house- built in 1955
- 4 double bedrooms
- 2 en suite shower rooms and family bathroom
- Utility and cloakroom
- 26'8" Living Room
- Light and airy Kitchen/dining room
- Ample driveway parking
- 17'5" x 9'4" insulated garden shed/store
- Landscaped rear garden

Offers Over £800,000



Milton Road is conveniently located for access to the nearby Science Park, the Guided bus route and the Cambridge North rail station. It is also well placed to allow easy access onto the A14 trunk road and the M11 motorway.

This attractive and well presented detached property is set back from the road behind an evergreen hedge with a paved driveway providing parking for several vehicles. Offering spacious and well proportioned accommodation over 3 floors, the residence should meet the needs of most families looking to secure a property in this highly sought after area of the city. The accommodation in brief comprises; 4 double bedrooms (2 with en suite shower rooms), a family bathroom, study, useful utility room, cloakroom, large living room with fireplace and cherry timber flooring which in turn opens up to the impressive and comprehensively fitted kitchen/dining room with access onto the rear garden. Externally, a side gate leads (via a part-covered passageway) to the rear garden which has been attractively landscaped and with a large insulated garden shed/workshop.

The current owners had 2.2kW solar panels installed in 2011 which they own outright. They received £1269 Feed In Tarrif payments (tax free) over the last 12 months.

In detail the accommodation comprises:

Oak front door and large glazed panel to

ENTRANCE HALL with window to front, recessed ceiling spotlight, coving, radiator, inset brush mat, stairs to first floor, part laminate and part parquet flooring.

OFFICE 8' 0" x 8' 0" (2.44m x 2.44m) with window to front, recessed ceiling spotlights, coving, radiator, laminate wood flooring.

CLOAKROOM with wc, extractor fan, wash handbasin with tiled splashbacks, parquet flooring, door to

UTILITY ROOM 8' 0" x 6' 11" (2.44m x 2.11m) with window to side (not double glazed), washing machine & dryer to remain, extractor fan, floor mounted Worcester High Flow 440CDi gas central heating boiler (fitted in 2012), laminate wood flooring.

LIVING ROOM 26' 8" x 14' 10" (8.13m x 4.52m) narrowing to 11' with bay window to front, attractive timber mantelpiece with real flame effect gas fire and solid stone hearth, coving, picture rails, recessed ceiling spotlights, two radiators, cherry wood flooring, bi-folding doors to

KITCHEN/DINING ROOM 21' 7" x 11' 10" (6.58m x 3.61m) and 12'5 x 8'9 good sized L shaped room with comprehensive range of wall and base units, under unit lighting, integrated dishwasher, solid oak block work surfaces, window to side, vaulted ceiling with three velux windows to rear, further window to side as well as a large five panel folding door opening onto the rear garden, Rangemaster Professional hob with coloured glass splashbacks and Rangemaster extractor hood over, one and a quarter bowl sink unit and drainer with mixer taps, two radiators, recess with Panasonic fridge with built in unit to side, large tile ceramic flooring.

FIRST FLOOR

LANDING with window to side on half landing, stairs to second floor (see later), doors to

BEDROOM 2 15' 5" x 9' 10" (4.7m x 3m) with window to front, 10ft high ceiling, double doors to built in wardrobe cupboard with hanging rail and shelving, frosted glass door to

ENSUITE SHOWER ROOM with fully enclosed shower cubicle with glass door/screen and large daisy head shower unit, wc, part tiled walls, vanity wash handbasin with tiled splashbacks and mirror over, heated towel rail, window to side, extractor fan, ceramic tiled flooring.

BEDROOM 3 13' 3" excluding bay x 11' 1" (4.04m x 3.38m) with bay window to front with built in window seat, picture rail, radiator, laminate flooring, large walk in wardrobe cupboard with lighting, hanging rail and shelving, laminate wood flooring.

BEDROOM 4 14' 10" x 11' 4" (4.52m x 3.45m) with window to rear, picture rail, radiator.

BATHROOM 8' 11" x 8' 5" (2.72m x 2.57m) good sized bathroom with window to side, and window to rear, panelled bath with part tiled surround, extractor fan, fully tiled and enclosed shower cubicle with Grohe chrome shower unit, vanity wash handbasin with mirror over and downlights, radiator, chrome heated towel rail, ceramic tiled flooring.

SEPARATE WC with window to side, wc with concealed cistern, ceramic tiled flooring.

SECOND FLOOR with recessed area, lighting and door to

BEDROOM 1 14'min excluding recessed area 0" x 14' 8" restricted headroom (4.27m x 4.47m) with three velux windows to rear, recessed ceiling spotlights, radiator, eave storage cupboards, laminate wood flooring, part restricted headroom, door to walk in wardrobe cupboard with lighting, door to



ENSUITE SHOWER ROOM with velux window to rear, tiled shower cubicle with Bristan chrome shower unit, extractor fan, wc, vanity wash handbasin with mirror over (built in shaver mirror and LED lighting) adjacent shaver point, chrome heated towel rail, restricted headroom.

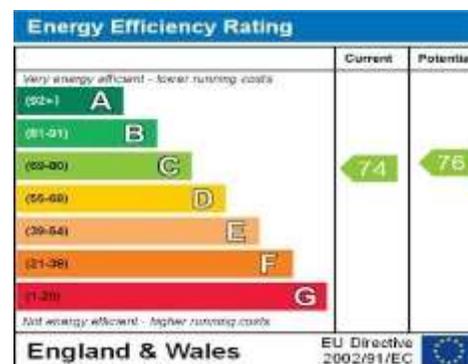
OUTSIDE The property is set back from the road with evergreen hedge to front and one boundary, brick pavior driveway providing off road parking for three vehicles, two cycle brackets, courtesy light by front door. Gate to part covered side passageway leading onto the rear garden with lighting and power points, attractive paved patio area adjacent to the rear of the property with pergola, lawn with flower and shrub borders, large **timber shed** (17'5 x 9'4 lined and insulated with power and lighting). Further paved area to the front of shed with inset for clothes dryer. Apple and false acacia trees. The whole extending to approximately 50ft.

SERVICES All mains services

TENURE The property is Freehold

COUNCIL TAX Band F

VIEWING By arrangement with Pocock & Shaw



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. (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

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Approximate total area⁽¹⁾
 2005.67 ft²
 186.33 m²

Reduced headroom
 167.66 ft²
 15.58 m²



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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