



113 sqm / 1216 sqft

171 sqm / 0.05 acre

Town house

4 beds, 1 recep, 2 bath

Off road parking

2019

EPC - B / 85

Council tax band - D

Mill Lane

An immaculately presented, four bedroom family home located within this popular Redrow Homes development backing onto the River Cam just a few miles to the South of Cambridge City centre and Addenbrooke's Hospital.



Guide Price
£575,000



8 Mill Lane has been meticulously maintained, by the present owner providing high specification living accommodation throughout. The property is located within the Sanderson Manor development within Hauxton located just 4 miles from the historic Cambridge City Centre while residents can enjoy a short 2 minute walk down to the River Cam and surrounding countryside.

The front door is approached over a neat front garden while a canopy sits over the front door. The front door opens into a welcoming entrance hall with stairs leading to the first floor. The kitchen/dining room sits to the front of the property and has been fitted with a range of high quality base and wall mounted units and integrated appliances including a fridge/freezer, dishwasher, microwave oven, oven and gas hob with extractor over. The sitting room is light and airy with a large set of french doors with floor to ceiling picture windows either side looking onto the rear garden. A w/c and utility cupboard fitted with a washing machine completes the downstairs accommodation.

On the first floor are three good sized bedrooms with bedroom two benefitting from a fitted range of wardrobes. The family bathroom is fitted with a stylish modern white 3-piece-suite, complemented by attractive tiling and a heated towel rail. The second floor is where you will find bedroom one which has again been fitted with a range

of fitted wardrobes and stylish en-suite.

Outside the garden has been beautifully landscaped with a decking area to the rear of the garden enjoying the evening sun. A side gate provides access to the rear of the property where the allocated parking is located.

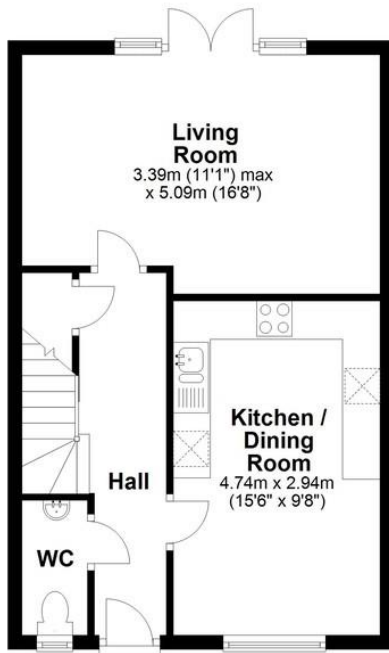
Hauxton is a popular, historic South Cambridgeshire Village, located just four miles from the centre of Cambridge and within easy reach of the A10, M11 and the park and ride. The village has a range of amenities including a recreation ground with modern play equipment, sports pitches, an organic health shop, gym, ancient parish church and a well-regarded primary school that goes on to feed either Melbourn or Sawston Village Colleges, with bus services to both.

There are more comprehensive facilities, as well as a station providing services into London Liverpool Street, in the neighbouring village of Great Shelford.

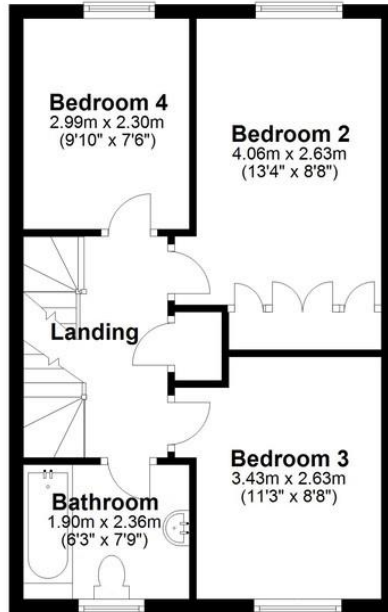
There are good cycle routes to Cambridge, including a newly opened cycleway across to Trumpington Park and Ride and on to the Guided Busway cycle route, plus a regular bus service to Addenbrooke's and into the city.



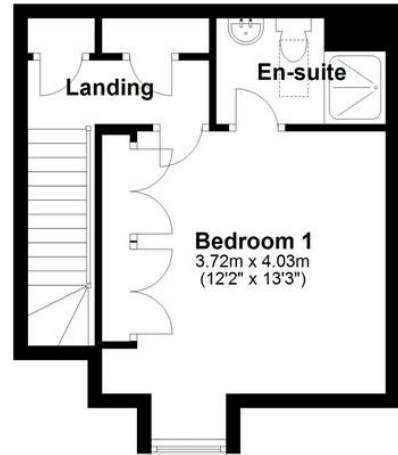
Ground Floor



First Floor



Second Floor



Drawings are for guidance only
Plan produced using PlanUp.

Total area:
Approx. 113 sq m
(1,216 sq ft)



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