



Mill Hill, Weston Colville

Guide Price £975,000

LEE WILKINSON

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Lee Wilkinson Estate Agents are pleased to offer for sale, this superbly presented, modern family home. Located in the popular and desirable village of Weston Colville, this property boasts five double bedrooms, with the impressive master and the principle guest room benefitting from en-suite bathrooms. On the ground floor, there is a large sitting room, study, and an open plan kitchen/ living space designed for modern living. The property has been well maintained by the current owners and is in ready to move in condition. Outside, the property is located at the end of a quiet private road, and whilst benefitting from the peace and quiet, it is only 1.5 miles from the local public house, 12 miles from Whittlesford's mainline train station and 13 miles into Cambridge city centre. There is plenty of off road parking, which in turn leads to a double garage. The garden wraps around the property, and provides a pleasant outlook.





Storm Porch

Built with a brick base, under an oak frame with pan tiled roof. Leading through to a part glazed entrance door into;

Entrance Hall

Stairs leading to first floor with understairs storage cupboard, and doors through to;

Kitchen/Dining/Family Room

7.42m max x 7.57m max (24'4" x 24'10")

A simply stunning room, and the heart of this lovely home. To one end, the kitchen is fitted with an extensive range of solid wood wall and base units, with complimentary worksurface over and 1½ bowl stainless steel sink and drainer inset, with mixer tap over. There is a superb Rangemaster cooker with extractor fan over, as well as integral fridge/freezer and dishwasher. Part tiled walls and under cupboard lighting. Window to side aspect with views over neighbouring fields. The remainder of this room provides a dining area with plenty of space for a large dining table, as well as a snug area with space for sofas, all in all creating a lovely open plan family living space. Bay window to the front aspect and glazed double doors with windows each side, leading onto one of the gardens patio areas. Tiled floor throughout this room. Door through to;





Utility Room

1.76m x 3.56m (5'9" x 11'8")

Fitted with a range of base units with work surface over, and stainless steel sink and drainer inset with mixer tap over. Space and plumbing for washing machine. Floor mounted boiler. Water softener and space for secondary fridge or freezer. Tiled floor and part tiled walls. Window to rear aspect with views over garden and fields beyond. Part glazed door into rear garden.

Cloakroom

2.46m x 1.19m (8'0" x 3'10")

W/C with push button flush and wall mounted hand basin with mixer tap. Part tiled walls and obscured window to rear aspect.

Sitting Room

8.19m max (into bay) x 4.26m max (26'10" x 13'11")

A well presented, spacious and light room. Open fireplace with stone surround and hearth. Bay window to front aspect plus glazed double doors with side windows onto rear garden patio area.

Study

3.25m max x 2.46m max (10'7" x 8'0")

Another light and bright room and perfect for those that work from home. Two windows and part glazed door into rear garden. Wood effect floor.

1st Floor - Landing

Stairs to second floor. Window to rear aspect. Large airing cupboard, housing a pressurised hot water cylinder and doors through to;

Master Bedroom

7.84m max (into bay) x 6.63m max (25'8" x 21'9")

An impressively large room, with bay window to front aspect, providing a pleasant view over trees and fields beyond. Additional large window to rear aspect, both providing plenty of natural light. Three sets of built in double wardrobes. Door through to;

Ensuite Bathroom

2.47m x 2.46m (8'1" x 8'0")

Four piece suite comprising shower enclosure, W/C, bath and wall mounted wash basin. Electric shaver point, heated towel rail and mirrored wall cabinet. Part tiled walls and tiled floor. Obscured window to rear aspect.





Bedroom 2

4.11m max x 5.58m max (13'5" x 18'3")

Another, lovely, large bright room, with two windows to the front aspect, one of which is bayed. A double and single built in wardrobes. Door through to;

Ensuite Bathroom

1.97m max x 4.48m max (6'5" x 14'8")

An impressive room, fitted with a four piece suite comprising panelled bath with mixer tap, W/C, shower enclosure with thermostatic shower within, and wall mounted hand basin with mixer tap. Heated towel rail and electric shaver point. Window to front aspect. Tiled floor and part tiled walls.

Bedroom 3

5.09m x 2.77m (16'8" x 9'1")

Built in double wardrobe. Window to side aspect with lovely views over fields beyond the garden.



Bathroom

2.48m x 2m (8'1" x 6'6")

Three piece suite comprising of W/C, panelled bath with mixer tap and wall mounted hand basin. Heated towel rail and electric shaver point. Tiled floor and part tiled walls. Obscured window to rear aspect.

2nd Floor - Landing

Window to rear aspect. Large storage cupboard and doors through to;

Bedroom 4

4.53m max x 5.74m max (14'10" x 18'9")

A room filled with natural light provided by the two windows to the front aspect and Velux roof light to the rear, all of which provide pleasant views. Access to eaves storage space.



Bedroom 5

4.12m max x 4.41m max (13'6" x 14'5")

Currently utilised as a home cinema/gym space. Window to side aspect with views over fields, plus additional Velux window to rear aspect. Access to eaves storage.

Bathroom

2.66m max x 3.46m max (8'8" x 11'4")

Three piece suite comprising shower enclosure with thermostatic shower within, W/C and wall mounted wash basin. Heated towel rail and electric shaver point. Tile floor and part tiled walls.

Outside

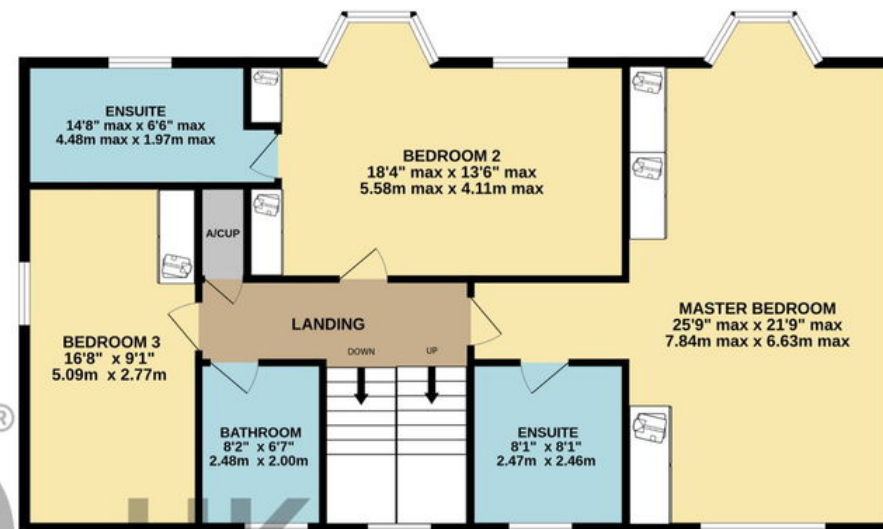
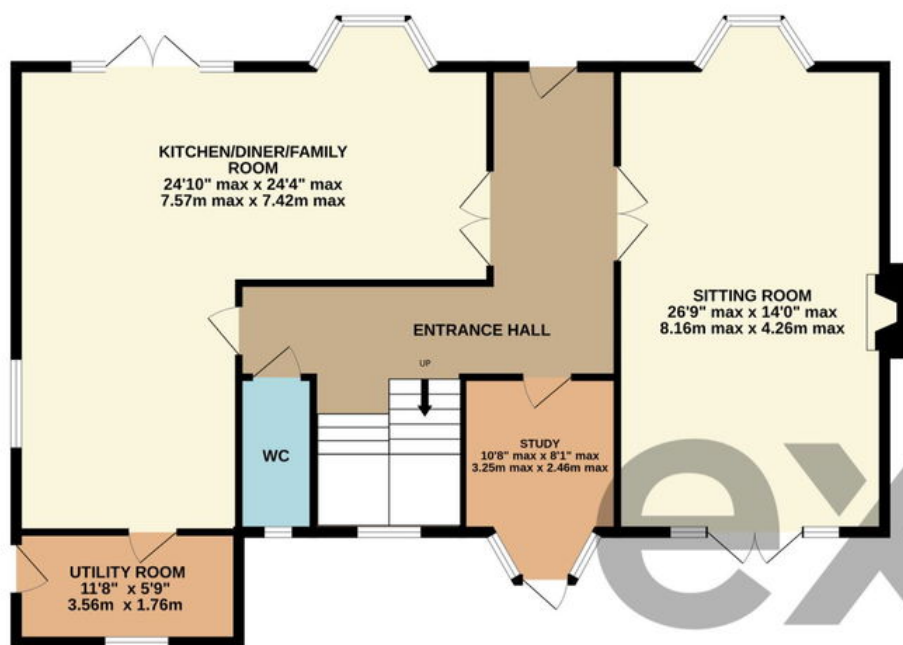
The front of the property is laid to shingle driveway, providing plenty of parking and in turn leading to the double garage. There are two separate paved patio areas one to the side and a larger one to the rear. There is a small greenhouse, wooden 2-3 person sauna room, and wooden pergola with built in seating. The remainder of the gardens are laid to lawn with mature trees and shrub borders. To the side of the property are a variety of fruit trees and bushes, including apple, pear and raspberry.

Double Garage

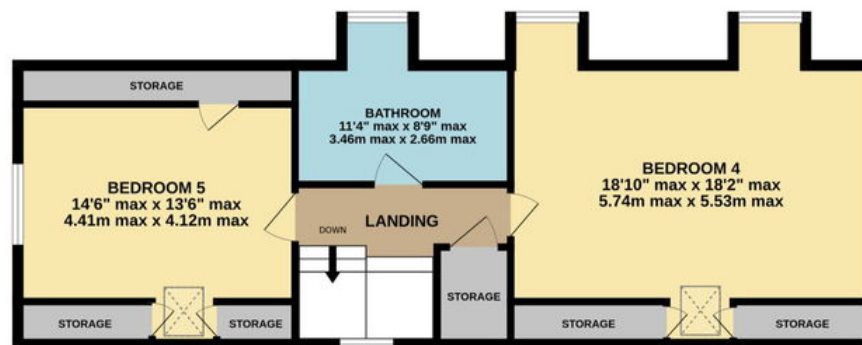
5.42m x 5.46m (17'9" x 17'10")

Two up and over doors, and fitted with power and light. Some fixed metal racking, ideal for storage.





2ND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 3006 sq.ft. (279.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

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