



4 Daniels Park, Milton, Cambridge, CB24 6UD  
Guide Price £385,000 Freehold



rah.co.uk  
01223 819300

**AVAILABLE TO PURCHASE IN THE POPULAR NORTH CAMBRIDGE VILLAGE OF MILTON IS THIS TWO-BEDROOM, SEMI-DETACHED HOME WITH A DETACHED HOME OFFICE WITHIN THE GARDEN.**

- Accommodation measuring approximately. 79SQM/859SQF.
- Mains services include Mains Gas, Mains Electricity, Mains Drainage and Mains Water.
- EPC 83/B
- EV charging point
- Fibre Internet installed
- Solar assisted hot water boiler
- Detached – Fully insulated garden office with air-conditioning
- Two bedrooms and two bathrooms, including an en-suite to the master bedroom

Constructed in 2014 by Bellway Homes, this home measures approximately 79SQM/859SQFT (including the detached home office in the rear garden).

Upon entering the property through the entrance hall, access is provided to the kitchen, the cloakroom and into the generous open plan living room/dining room. The kitchen of the property has a wide range of eye level and base level storage units and integrated appliances. Included in the sale is the Bosch dishwasher and the Bosch oven with pyrolytic cleaning, meat thermometer, steam function and WiFi. Also included in the sale are the newly installed shutters in kitchen and a Siemens fridge with anti freeze function. Luxury vinyl tiles complement the flooring.

To the first floor the property comprises of two double bedrooms including a master bedroom suite with en-suite shower room and a second double bedroom with newly built in bespoke wardrobe with shelves, drawers and hanging rail. Shutters with upgraded integrated light reduction are due to be installed into both bedrooms. There is a newly installed hardwood floor on the upper floor. Serving the second bedroom is a family bathroom which is fully tiled and benefits from a low level WC, a wall mounted sink, a bath and a shower over.

Externally – To the front of the property is driveway parking for two vehicles and an EV charging point. The rear garden is fully enclosed, is laid predominantly to lawn, has a patio area directly off the French doors of the lounge and has gated access to the side. The Current owner has recently installed a high specification, cedar clad, fully insulated, detached garden office with double glazing, air-conditioning, and internet.

**Location**

Milton is a village popular with families because of the highly regarded primary school, catchment for IVC and the well-used Country Park. The village has excellent major road links including the A14, A10 and M11 and access to Cambridge City centre, Cambridge North Station and the Science Park is within walking and cycling distance, made easy by the pedestrian foot/cycle bridge over the A14. The village enjoys a lively community and possesses all usual facilities plus a Tesco Superstore, takeaways, hairdressers and public houses. This village is also within easy reach of the River Cam and Fenland countryside walks.

**Services.**

All mains services are connected.

**Statutory Authorities.**

South Cambridgeshire District Council

Tax band - C

**Agents note**

An ADT alarm system is installed

**Fixtures and Fittings.**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

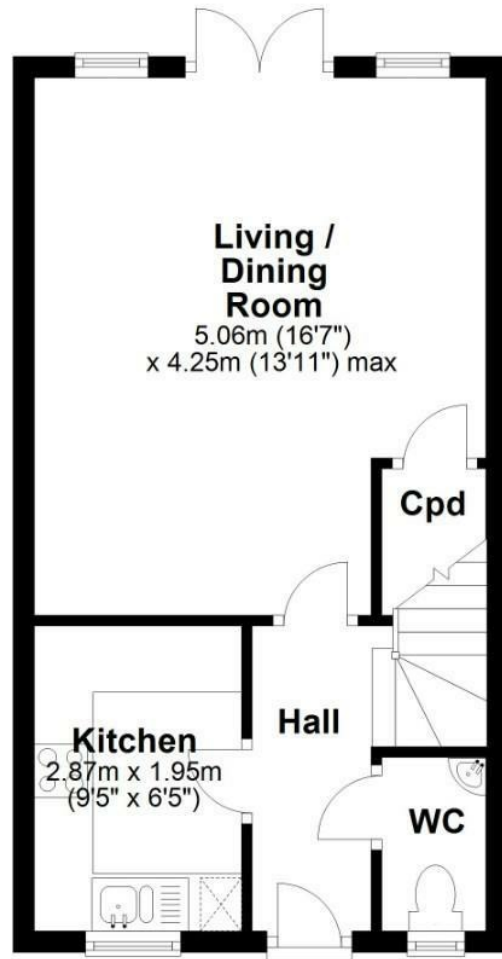
**Viewing.**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



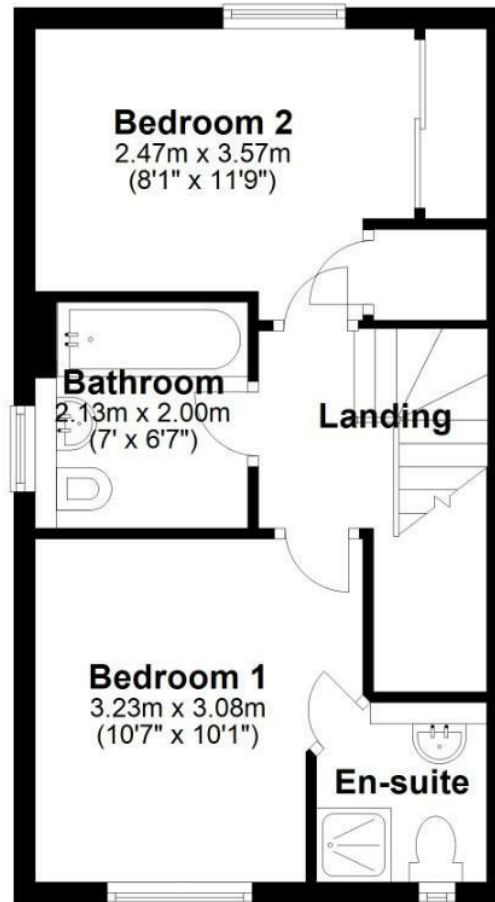
## Ground Floor

Approx. 34.1 sq. metres (367.1 sq. feet)



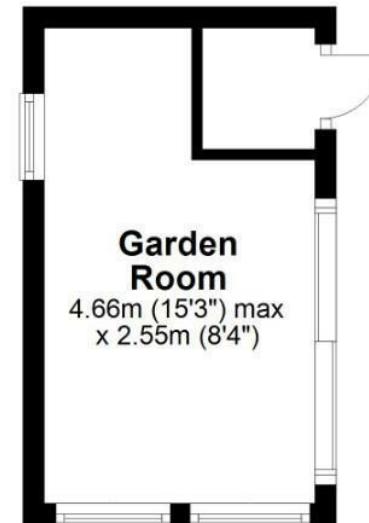
## First Floor

Approx. 34.1 sq. metres (367.1 sq. feet)



## Outbuilding

Approx. 11.6 sq. metres (125.1 sq. feet)



Total area: approx. 79.8 sq. metres (859.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

