



14 Sutton Close, Milton, Cambridge, CB24 6DU
Offers In The Region Of £500,000 Freehold



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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS DETACHED, THREE-BEDROOM HOME LOCATED ALONG SUTTON CLOSE, MILTON.

- Detached House
- 3 beds, 2.5 baths and 2 reception rooms
- Gas-fired heating to radiators
- Plot of approximately 0.05 acres
- Council tax band - D
- 81 sqm / 872 sqft
- Constructed in 1987
- Driveway parking and integral garage
- EPC – D / 68

Having been constructed in 1987, this home measures approximately 81 sqm / 872 sqft and provides living accommodation over two floors.

To the ground floor the property comprises of two reception rooms, which includes a living room with a box bay window to the front, a dining room with door opening onto the rear garden and an adjoining kitchen. The kitchen benefits from ample work top space with a one and a half bowl sink overlooking the garden, a generous range of storage and integrated appliances, which includes an electric oven, dishwasher and an electric hob. Completing the ground floor is a small inner hall, which has stairs leading to the first floor, a WC adjoining and access into the integral garage.

To the first floor, the property comprises of three bedrooms and two bathrooms, which includes a en-suite shower room off the master bedroom.

To the front of the property is a block paved driveway, which leads onto an integral garage, a front lawn and an array of shrubs/flowers along the borders. The rear garden is fully enclosed with a hedge to each side, the garden is laid to lawn with a patio off the dining room and benefits from two sheds to the rear.

Location

Milton is a village popular with families because of the highly regarded primary school, catchment for Impington Village College and the ever-popular Milton Country Park. The village is rich in amenities and has excellent major road links including the A14, A10 and M11 and access to Cambridge City centre, Cambridge North Station, the Park and Ride and the Science Park are all 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, four village pubs, children's play areas and green spaces. Milton is also within easy reach of the River Cam and numerous Fenland countryside walks.

Tenure

Feehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - D

Fixtures and Fittings

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

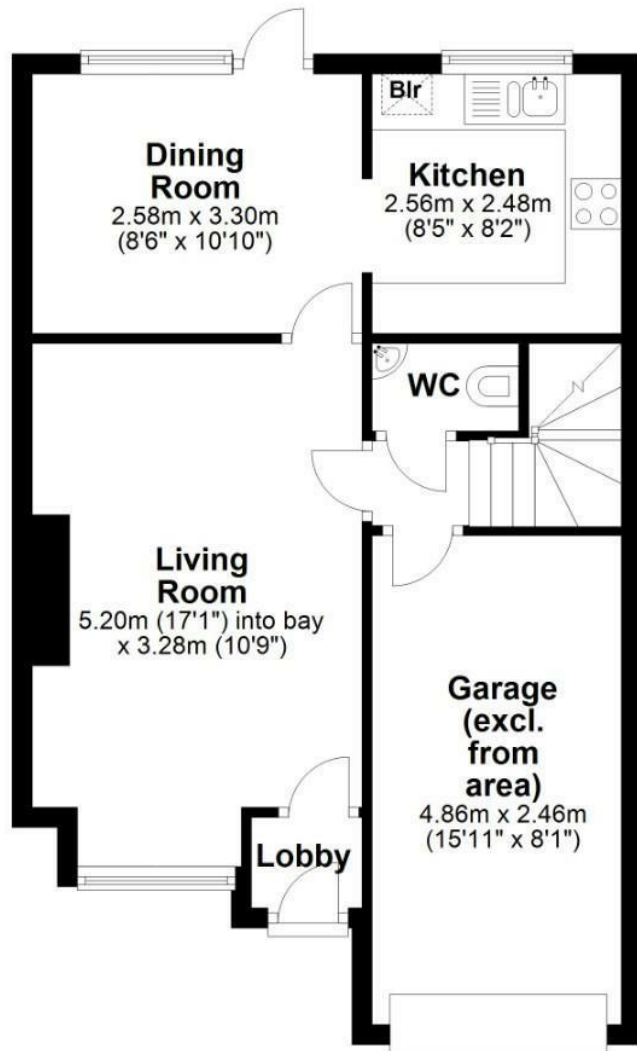
Viewing

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



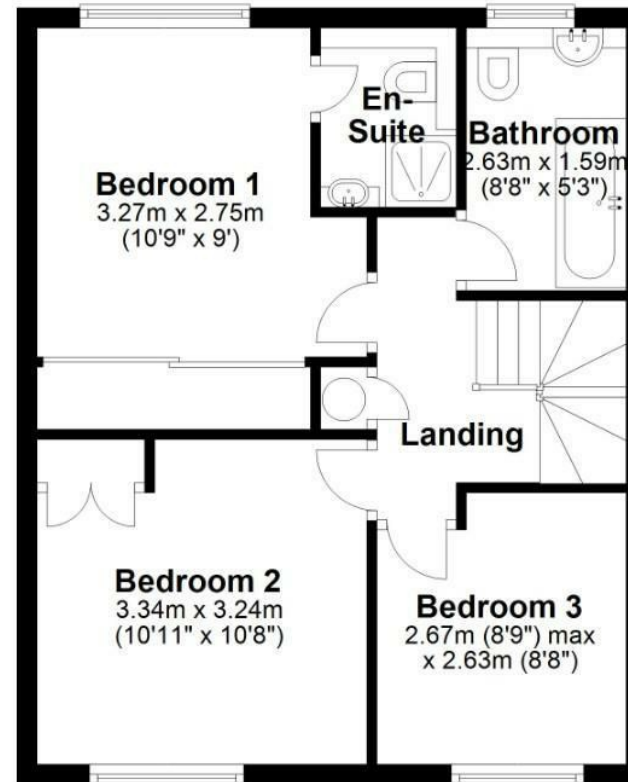
Ground Floor

Approx. 37.5 sq. metres (403.8 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.4 sq. feet)



Total area: approx. 81.0 sq. metres (872.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

