



11 Mansfield Close, Milton, Cambridge, CB24 6EE
Guide Price £600,000 Freehold



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A STUNNING FOUR-BEDROOM, DETACHED FAMILY HOME LOCATED IN A QUIET CUL-DE-SAC LOCATION, BENEFITTING FROM A DETACHED DOUBLE GARAGE WITH SPACE FOR TWO VEHICLES TO THE FRONT.

- Detached house • Accommodation measuring approximately 111 SQM/1196 SQFT. • 4 beds, 2 bath, 2 recepts • Built in 1990 • Parking for two cars and a detached double garage. • Heating – Gas fired central heating. • EPC Rating – C / 69 • Council tax band - G • Within cycling distance of Cambridge North Train Station

Constructed in 1990 and located within Mansfield Close, Milton, this detached home provides accommodation over two levels and measures approximately 111SQM/1196SQFT.

To the ground floor, this home benefits from an entrance hallway with a WC adjoining and wrap around stairs which lead up to the first floor. The main reception room is a light and airy living room with a box bay window to the front and a large archway which leads directly into the open plan kitchen/dining area. The kitchen/dining area has been opened to create a well-designed, cohesive area. The kitchen has a wide range of cupboard spaces, ample worktop space and benefits from a kitchen island with additional storage and a breakfast area.

To the first floor, the property comprises of four bedrooms and two bathrooms including an en-suite shower room to the master bedroom. Serving bedrooms two, three and four is the family bathroom which has been recently replaced and benefits from a panelled bath with shower over, low level WC and a wall mounted basin with vanity unit below.

Externally – the front garden is predominantly laid to lawn with a pathway leading to the front door and an array of shrubs and trees within. The shared driveway runs to the side of the property and leads to a detached double garage with parking for two vehicles to the front.

The rear garden is fully enclosed with a patio area which is accessible directly off the sliding doors of the dining area, is laid to lawn and has herbaceous borders around the perimeter.

Agent Note – The private road to the side of the property which leads to a neighbouring property and to the parking for this home is jointly owned and any maintenance is split between each party.

Location

Milton is a village popular with families because of the highly regarded primary school, catchment for IVC and the ever-popular 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.

Services.

All mains services are connected.

Statutory Authorities.

South Cambridgeshire District Council

Tax band - G

Fixtures and Fittings.

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

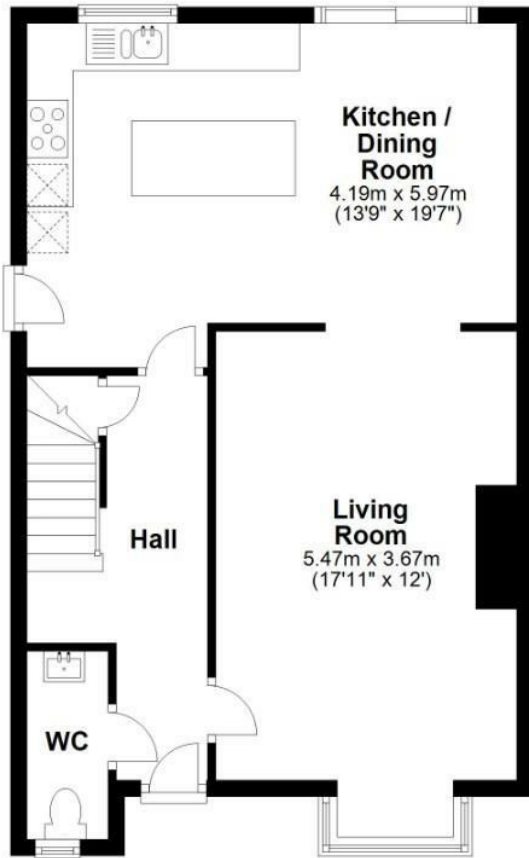
Viewing.

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



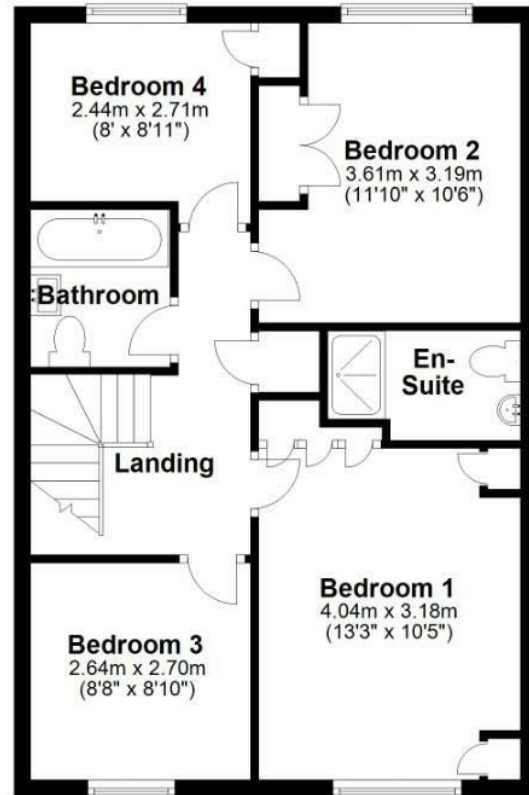
Ground Floor

Approx. 56.2 sq. metres (604.9 sq. feet)



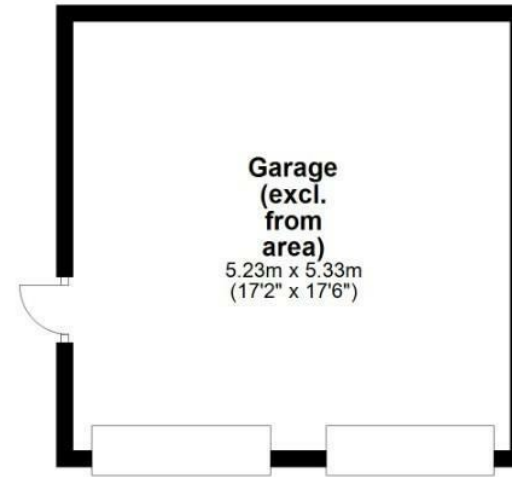
First Floor

Approx. 55.0 sq. metres (591.9 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 111.2 sq. metres (1196.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	100
(92 plus) A	
(81-91) B	
(69-80) C	69
(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

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

