



Millfield Lane, Wilburton, CB6 3SD



# Millfield Lane

Wilburton,  
CB6 3SD

- Brand New Detached Home
- Scheme of Just 4 Similar Dwellings
- Attractive View to Rear Over Farmland
- 4 Bedrooms (2 Ensuite)
- Spacious Lounge & Study
- Superb Kitchen/Dining Room & Utility
- Lawned Front & Rear Gardens
- Spacious Driveway with Double Garage
- Air Source Heating
- New Homes Warranty

A superb opportunity to purchase a brand new detached home forming a scheme of just 4 similar properties along a pleasant lane overlooking farmland to the rear. The property is currently under construction and, once finished, will comprise on the ground floor entrance hall, cloakroom, lounge, study, superb kitchen/dining room with fitted appliances and utility. On the first floor there are 4 bedrooms (2 with ensuite) and family bathroom. Outside there will be a spacious driveway offering extensive parking, double garage with electric roller shutter doors, front and rear gardens with the rear having a most attractive view. Benefits include Build Zone New Homes Warranty, air source heating with under floor heating to ground floor and radiators to first floor and the property is finished to an excellent specification.

To fully appreciate the location and accommodation a viewing is highly recommended.

4 3 2

Guide Price £695,000





## LOCATION

Wilburton has a range of village amenities and is conveniently situated 2 miles from the larger village of Haddenham and 6 miles from the Cathedral City of Ely. Cambridge is located 11 miles to the South with excellent access to London. Mainline rail services are situated at Ely to Cambridge and London

## OAK FRAMED PORCH

Leading to:

## ENTRANCE HALL

With door to front aspect, stairs to first floor with under stairs storage cupboard, under floor heating.

## CLOAKROOM

With built-in WC and vanity unit with wash basin, double glazed window to rear aspect, under floor heating.

## LOUNGE

With double glazed windows to side and front aspects and bi-fold doors onto rear garden with an attractive view across surrounding farmland, fireplace suitable for installing a wood burning stove, under floor heating.

## STUDY

With double glazed window to front aspect, under floor heating.

## KITCHEN / DINING ROOM

With double glazed window to side aspect and bi-fold doors to rear garden with an attractive view across surrounding farmland, fitted with a range of grey wall and base level storage units and drawers, stone work surfaces, sink unit and tap, integrated appliances including Bosch electric double oven, hob, extractor hood, dishwasher and fridge/freezer, breakfast bar, under floor heating.

## UTILITY

With double glazed window to front aspect

and door into garage. Fitted with a range of grey storage units with work surfaces, stainless steel sink unit and drainer, plumbing for washing machine, space for tumble drier, under floor heating.

## FIRST FLOOR LANDING

With built-in storage cupboard.

## BEDROOM 1

With 2 double glazed windows to rear aspect giving an attractive view across surrounding farmland, radiator.

## ENSUITE

With shower cubicle, vanity unit with wash basin, low level WC, cabinet with mirror, double glazed window to side aspect, radiator.

## BEDROOM 2

With double glazed window to front aspect, radiator.

## ENSUITE

With shower cubicle, vanity unit with wash basin, low level WC, cabinet with mirror, radiator.

## BEDROOM 3

With double glazed window to front aspect, built-in double wardrobe, radiator.

## BEDROOM 4

With double glazed window to rear aspect with attractive views, radiator.

## BATHROOM

With suite comprising, low level WC, vanity unit with wash basin, panelled bath,

separate shower cubicle, double glazed window to rear aspect, radiator.

## OUTSIDE

To the front of the property there will be an extensive block paved driveway providing ample off street parking leading to a double garage with 2 electric roller shutter doors. There will also be a lawned garden to the front. Pedestrian access leads to the rear of the property where there is a lawned garden with paved patios with most attractive views across countryside to the rear.

## AGENTS NOTES

The floor plan and photographs are taken from Plot 2 and are a mirror image of this plot. The front photograph also shows plot 2 which is a mirror image of plot 3 and has a slightly different porch

The property will have a point for installing an electric vehicle charger and a point and ducting for installing electric gates.

## MATERIAL INFORMATION

Tenure - Freehold

Length of lease - n/a

Annual ground rent amount - n/a

Ground rent review period - n/a

Annual service charge amount - n/a

Service charge review period - n/a

Council tax band - To be assessed

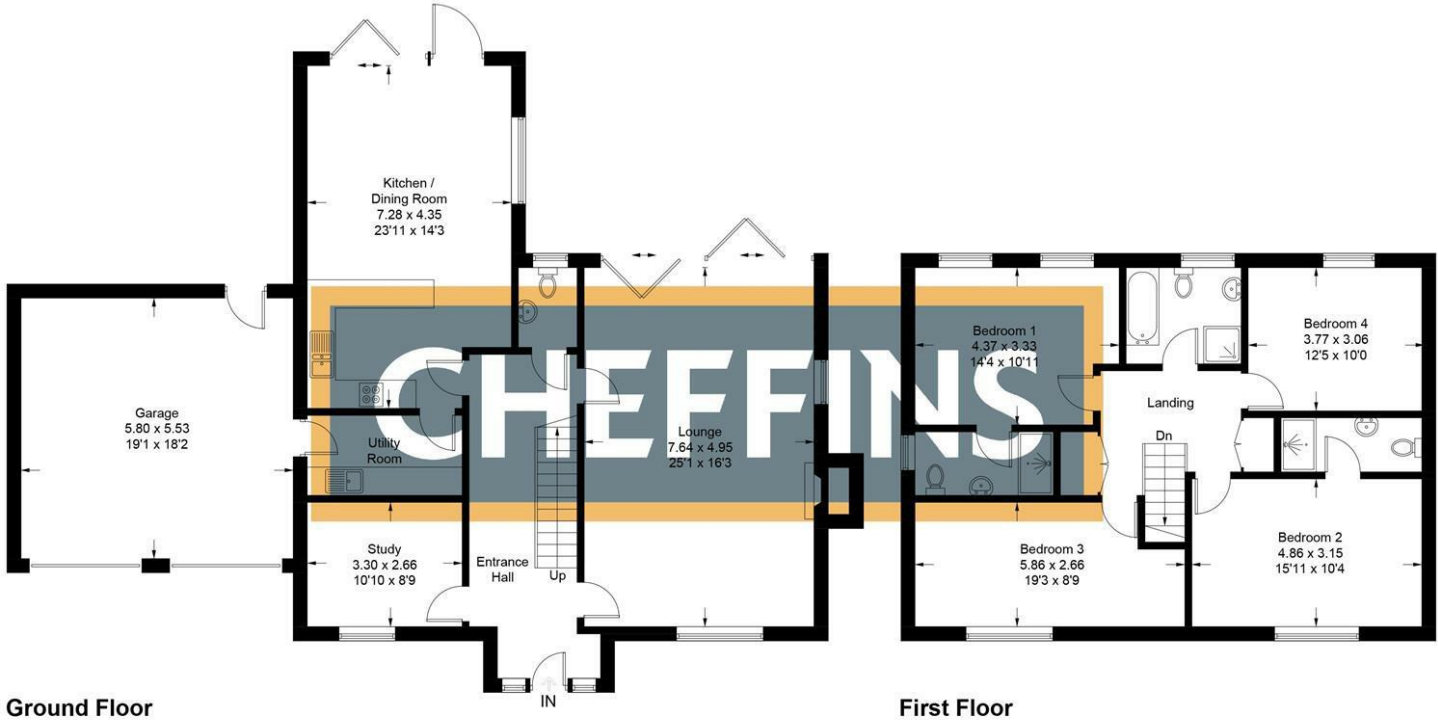
## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Approximate Gross Internal Area  
220.6 sq m / 2374 sq ft



Energy Efficiency Rating	
Current	Potential
78	81
<small>Very energy efficient - lower running costs</small> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1004230)

Guide Price £695,000  
 Tenure - Freehold  
 Council Tax Band - New Build  
 Local Authority - East Cambs District Council

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.