



Lyndhurst Close, Milton
CB24 6DH

Pocock + Shaw

4 Lyndhurst Close
Milton
Cambridge
Cambridgeshire
CB24 6DH

A spacious and improved 3 bedroom semi detached house backing onto school playing fields and enjoying a quiet cul-de-sac position in this popular village on the periphery of the city.

- Deceptively spacious 3 bedroom semi-detached house
- Excellent cul-de-sac position
- Popular and well service village
- Conservatory with insulated solid roof
- Kitchen/Breakfast room
- 2 reception rooms
- Driveway parking
- Attached garage
- Landscaped rear garden backing onto playing fields

Guide Price £495,000



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. The park and ride bus also provides regular access into and out of the city.

This deceptively spacious semi-detached house enjoys a quiet cul-de-sac position backing onto the school playing fields. Over the years the property has been updated/improved. A solid roof was added to the conservatory (enabling all year round use) in 2021, as well as the addition of inter-connecting doors to improve energy efficiency. The rear garden has been landscaped and has a summerhouse with garden office potential if needed.

An internal viewing comes highly recommended, the accommodation in detail comprises;

In detail the accommodation comprises:

Ground Floor with part glazed and side panel front door.

Entrance hallway spacious hallway with stairs to first floor, coathooks, radiator behind lattice fronted radiator cover, laminate wood flooring.

Living room 14'1" x 11'5" (4.28 m x 3.47 m) with large window to front, inset real flame coal effect gas fire, radiator, opening onto:

Dining area 9'11" x 9'4" (3.03 m x 2.85 m) with serving hatch to kitchen/breakfast room, radiator, glazed double doors with glazed side panels.

Conservatory 11'10" x 9'5" (3.60 m x 2.88 m) upvc double glazed conservatory with double doors and windows to rear garden, radiator, solid insulated and

tiled roof added in May 2021, recessed spotlight, LVT flooring.

Kitchen/ Breakfast room 16'3" x 11'5" (4.96 m x 3.48 m) with two windows to rear with views to garden, cupboard housing the Ideal Logic gas central heating system, excellent range of fitted wall and base units with roll top work surfaces and tiled splashbacks, stainless steel sink unit and drainer, Bosch eye level double oven, stainless steel Bosch gas cooker with extractor hood over, integrated John Lewis dishwasher, space for fridge/freezer, plumbing and space for washing machine with worktop over, radiator, recessed ceiling spotlights and pelmet downlighter, glazed door to rear lobby (see later), door to deep understairs cupboard. Door to:

Front side passage 13'0" x 3'1" (3.97 m x 0.94 m) with part glazed door to front, lighting, ceramic tiled flooring, used as a useful storage area, door to garage (see later).

Rear lobby with part glazed door to rear garden, recessed ceiling spotlight, ceramic floor tiles, door to:

Cloakroom with WC, ceiling mounted spotlight unit, wash handbasin with tiled splashbacks, radiator, extractor fan, ceramic tiled flooring.

First floor

Landing with large window to side, radiator, airing cupboard with factory lagged hot water tank and slatted wood shelving.

Bedroom 1 14'1" x 11'5" (4.28 m x 3.48 m) with large window to front, radiator, built in wardrobes to one wall.

Bedroom 2 9'2" x 9'6" (2.79 m x 2.89 m) with window to rear, loft access hatch with aluminium pull down ladder to loft space, door to built in wardrobe cupboard with cloaks hanging rail and shelving.

Bedroom 3 6'9" x 7'4" (2.07 m x 2.24 m) with window to side, radiator.



Bathroom with three windows to rear, fully tiled shower cubicle with curved glass screen and chrome shower unit over, part tiled walls, panelled bath, vanity wash handbasin with mixer taps and shelving below, wc, radiator, chrome heated towel rail, recessed ceiling spotlights.



Outside with low maintenance front garden with brick paved driveway and gravelled area with flower and shrub borders, off road parking for two vehicles. Landscaped rear garden 16m approx with attractive paved patio area adjacent to the rear of the property with a path to a further paved/seating area at the end of the garden, well stocked flower and shrub borders with raised border area adjacent to the seating area, outside tap



Garage 8'2" x 16'11" (2.50 m x 5.15 m) with aluminium up and over door to the front, power and lighting.

Summer house 9'7" x 7'10" (2.93 m x 2.38 m) timber built summer house with pitched roof, windows to two aspects and glazed double doors, power points and lighting, stripped pine flooring.



Services All mains services

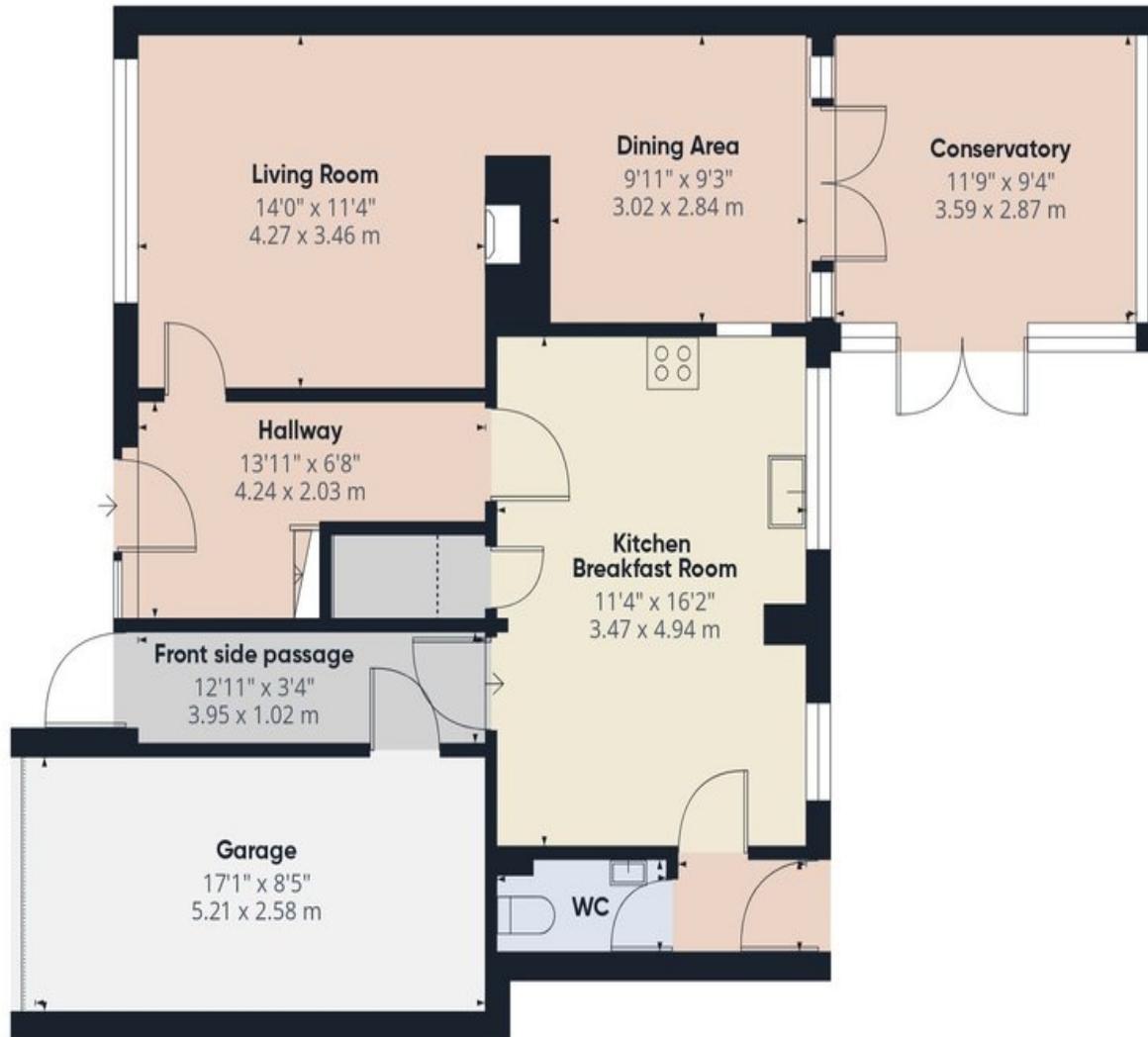
Tenure The property is Freehold

Council Tax Band D

Viewing By Arrangement with Pocock + Shaw

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

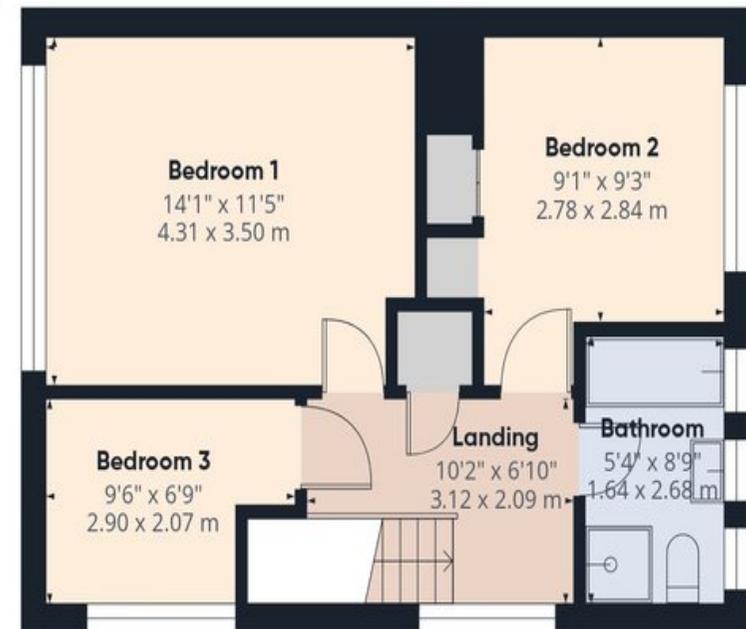




Approximate total area

1314 ft²

122.3 m²



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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