

The Rowans, Milton, CB24 6ZA

CHEFFINS

CHEFFINS

The Rowans

Milton,
CB24 6ZA

3 1 2

Guide Price £475,000

A beautifully presented three bedroom detached property which has been sympathetically updated by the current owners extending to approximately 832sqft and arranged over two floors. The property further benefits from off-road parking for multiple vehicles as well as garage and generous rear garden and is located close to local amenities and transport links.











LOCATION

Situated in the highly sought-after village of Milton, the property is ideally placed for easy access to Cambridge city centre, the Science Park, Cambridge North railway station and the A14, making it particularly attractive for commuters. Milton benefits from a wide range of local amenities including shops, schools, cafés and healthcare facilities, while the picturesque Milton Country Park is nearby, providing extensive green space for leisure and recreation. This well-connected location combines a strong community atmosphere with outstanding accessibility to Cambridge and beyond.

FRONT DOOR
leading into:

ENTRANCE HALL
with wood effect laminate flooring, radiator, two downlights, fuse box, understairs storage space, access into various rooms and stairs leading to first floor.

DOWNSTAIRS W C
with low level w.c., wash hand basin with storage cupboard beneath, radiator, upvc double glazed frosted window overlooking the front of the property, laminate effect tiled flooring, part tiled walls, downlight.

KITCHEN
with wood effect laminate flooring, a range of floor and wall units with wood effect laminate worktop, upvc double glazed window overlooking the rear garden and upvc double glazed and glass panelled door leading out onto the side of the property and rear garden, radiator, integrated appliances include oven and 4 ring gas hob, extractor fan, one and a half sink and drainer with mixer tap, space and plumbing for washing machine, space for fridge/freezer, downlight, radiator, space for dishwasher, cupboard housing Worcester boiler.

SITTING ROOM/DINING ROOM
with wood effect laminate flooring, upvc double glazed bay style window overlooking the front of the property, radiator, downlight. Dining Area with wood effect laminate flooring, radiator, glass panelled sliding doors leading out onto rear garden, downlight.

ON THE FIRST FLOOR

LANDING
carpeted, upvc double glazed window overlooking side of the property, access into loft space, downlight, storage cupboard, access into various rooms.

PRINCIPAL BEDROOM
carpeted, upvc double glazed windows overlooking front of the property, radiator, downlight, built-in wardrobes with shelving and rails, further overhead storage.

BEDROOM 2
carpeted, upvc double glazed window overlooking the rear of the property, downlight, built-in wardrobe with shelving and hanging rail, radiator.

BEDROOM 3/NURSERY
carpeted, upvc double glazed window overlooking front of the property, downlight, overstairs storage cupboard with shelving.

BATHROOM
with wood effect laminate flooring, upvc double glazed frosted window overlooking the rear of the property, three piece suite comprising of bath with shower over, low level w.c., wash hand basin, radiator, fully tiled walls, LED spotlights.

OUTSIDE
The property is approached via brick paved pathway leading to front door. Off-road parking for multiple vehicles with garage beyond with up and over door and access into rear garden via side gate. Front garden is predominantly laid to lawn with raised bed containing a variety of shrubs as well as hedging and further borders.

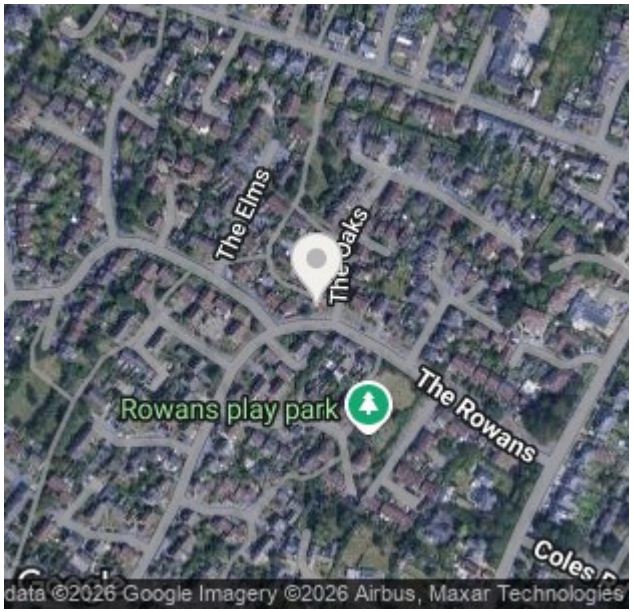
Rear garden with terrace area perfect for outside seating and al fresco dining. The remainder of the garden is predominantly laid to lawn with borders containing a variety of shrubs, hedges and trees. The rear garden is fully enclosed via a wall to one side and timber fencing to the other. Timber gate leading out onto parking area, personal door into GARAGE with concrete base, up and over door, power and lighting, side water tap.

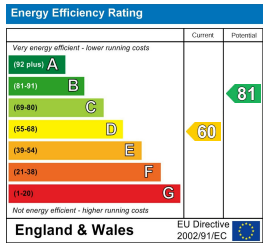








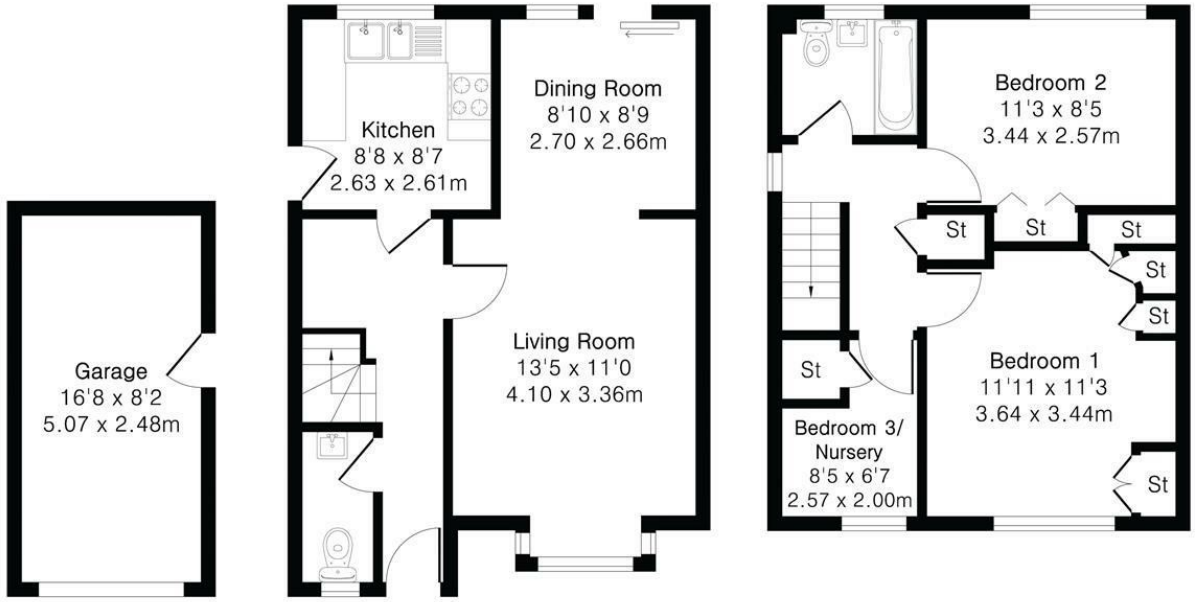




Guide Price £475,000
Tenure - Freehold
Council Tax Band - D
Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 832 sq ft - 77 sq m (Excluding Garage)

Ground Floor Area 430 sq ft – 40 sq m
First Floor Area 402 sq ft – 37 sq m
Garage Area 135 sq ft – 13 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

Clifton House 1-2 Clifton Road. Cambridge. CB1 7EA | 01223 214214 | cheffins.co.uk

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

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

CHEFFINS