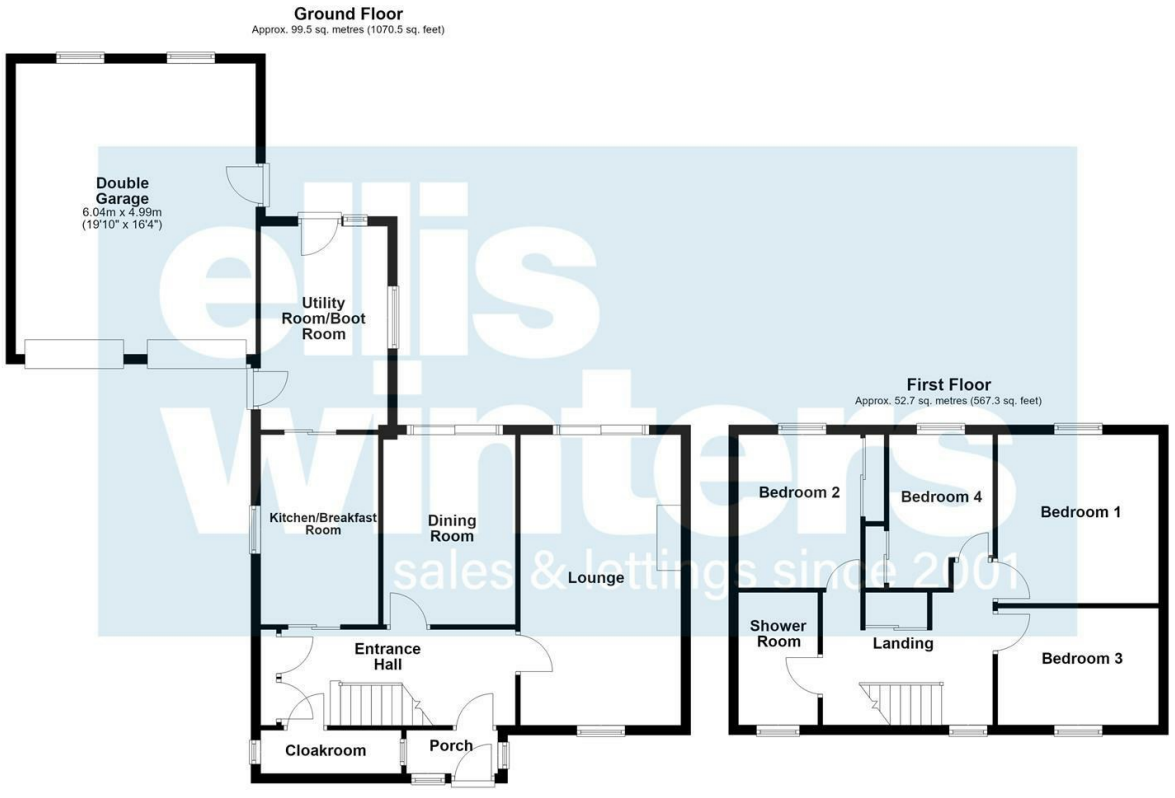


Total area: approx. 152.2 sq. metres (1637.8 sq. feet)

Ground Floor

Porch

Entrance Hall
4.87m (16') x 1.99m (6'6")

Cloakroom

Lounge
6.04m (19'10") x 3.33m (10'11")

Dining Room
3.95m (12'11") x 2.75m (9')

Kitchen/Breakfast Room
3.95m (12'11") x 2.45m (8')

Utility Room/Boot Room
4.24m (13'11") x 2.64m (8'8")

First Floor

Landing

Bedroom 1
3.51m (11'6") x 3.34m (10'11")

Bedroom 2
3.18m (10'5") x 2.54m (8'4")

Bedroom 3
3.34m (10'11") x 2.43m (8')

Bedroom 4
3.18m (10'5") max x 2.16m (7'1")

Shower Room

Outside

To the front of the property is an open plan garden that is laid mainly to lawn with some established plants and shrubs. To the side is a generous driveway providing off-road parking for numerous vehicles, this leads to a double garage 6.04m (19'10") x 4.99m (16'4").

To the rear of the property, there is an enclosed and private rear garden, that is laid mainly to lawn with gravelled borders, paved patio seating areas, a brick-built BBQ, a greenhouse, and well-stocked, mature borders.

Further Information
Tenure: Freehold
Council Tax Band: E
EPC Rating: D

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £66.67 + VAT (£80) per transaction, payable upon offer acceptance.
A memorandum of sale can only be issued once these checks are complete.
Our team will guide you through the process when you make an offer on a property.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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£500,000

Mill Road

Over, , CB24 5PY

PROPERTY SUMMARY

A very-well presented, detached family home, nestled within a private cul-de-sac serving 5 homes, on Mill Road. This superb property features two reception rooms, a modern kitchen breakfast room, a generous utility/boot room, a cloakroom, four good-sized bedrooms, and a modern shower room. Outside, there is a private and enclosed garden, a generous driveway and a double garage. The property benefits from views to the rear over paddocks and grazing land, it is short distances to amenities, a local school, and Cambridge. The property is offered with no onward chain, and a viewing comes highly recommended.

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