



Bush & Co.



## 4 Walnut Close, Milton, Cambridge, CB24 6ET

**Guide Price £625,000 Freehold**



Energy Rating Band C

In brief, the accommodation consists of: Storm porch leads to the entrance hallway, stairs to the first floor, under-stair storage cupboard, Luxury Vinyl wooden effect wooden flooring, which continues through to the kitchen, there is a WC with hand wash basin. The living room is light and airy with a new carpet, a Brand new gas fire with a surround, bay window to the front aspect.

The kitchen is contemporary in design, with a range of matching cabinets and drawers, quartz work surfaces, an integrated Bosch double Oven, a 4-ring induction hob with extractor above, an integrated brand new Bosch dishwasher, and a brand new washing machine. There is a breakfast bar for informal dining, a window to the rear aspect, and a part-glazed door to the rear garden. Off the kitchen is the dining room, again with new carpet and patio doors to the rear garden.

The first-floor accommodation has 4 bedrooms, 3 doubles and a single, accessed off a central landing with access to loft space. The principal bedroom is a large double with a built-in wardrobe and an en suite shower with brand new WC, hand wash basin, heated towel rail, finished with contemporary tiling. Bedrooms 2 and 3 are both doubles, with built-in wardrobes. Bedroom 4 is a comfortable single with a built-in wardrobe. The family bathroom has brand new sanitary ware comprising a bath with a shower over, WC, wash hand basin, heated towel rail, finished with modern tiling.

Outside, the property is located in a traffic-free location, with a double garage that could be easily converted into an annexe, off-street parking for 2 vehicles, there is a small lawned area. A pathway leads to the front door. The rear garden has 2 large patio areas; the remainder is laid to lawn. A secure wooden gate gives access to the front of the home.

Walnut Close is located within a popular modern development on the northern edge of Cambridge, which is ideal for access to the A14/M11 and A10, and also convenient for the Cambridge North Railway Station and Milton Road Science / Business parks. The village of Milton is well served with primary schooling, local shops, public houses, and a Tesco superstore. The Milton Country Park is just a short walk/cycle ride.



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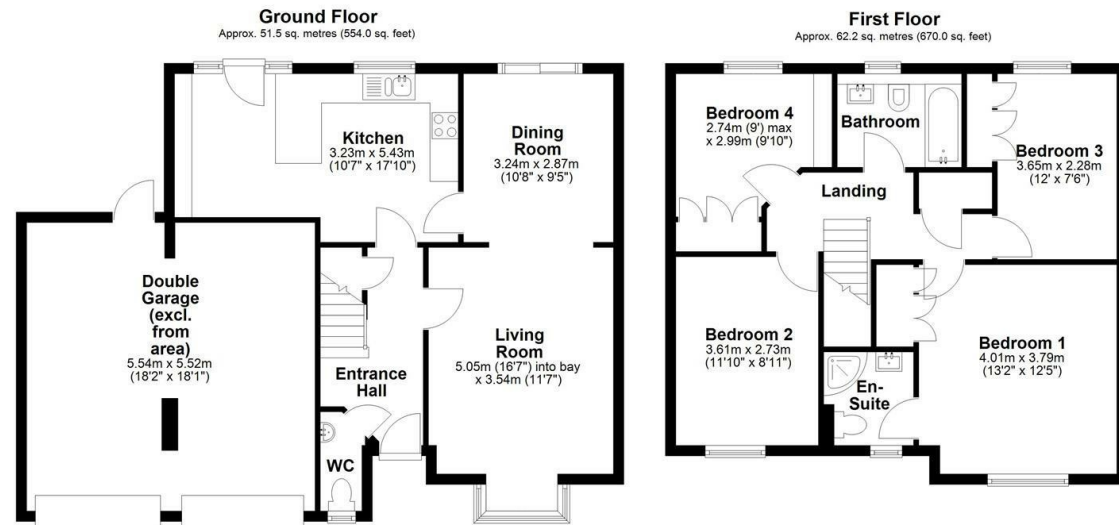
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Total area: approx. 113.7 sq. metres (1224.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

**4 Walnut Close, Milton**

## Further Information

Tenure - Freehold

Council Tax - Band F

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

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