



1 Daniels Park, Milton, Cambridge, CB24 6UD
Guide Price £420,000 Freehold



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CONSTRUCTED IN 2014 BY BELLWAY HOMES, THIS SEMI-DETACHED HOME IS LOCATED WITHIN THE POPULAR NORTH LODGE PARK, SURROUNDED BY GREEN SPACES AND IDEAL FOR THOSE LOOKING TO ESTABLISH THEMSELVES WITHIN THIS WELL SERVED NORTH CAMBRIDGE VILLAGE

- Semi-detached house
- 2 bedrooms, 2 bathrooms, 1 reception room and 3 WCs
- 726.7 sqft/67.5 sqm
- Constructed in 2014 by Bellway Homes
- Gas fired central heating
- Solar panels
- Two dedicated private off road parking spaces
- EPC- C / 77
- Council tax band-C

Measuring 67.5 sqm / 726.7 sqft, this delightful home has had many upgrades when purchased by the current owner which includes extended worktop space within the kitchen, windows to the side of the property which draw in copious amounts of natural light and further upgrades to both the kitchen and bathrooms. Exterior upgrades include outside tap and electrics to garden, security alarm system, fully landscaped and well-maintained rear garden, with planting to front and landscaped side of the property.

Constructed in 2014, Daniels Park is neatly tucked off the road and is not overlooked and has the potential to extend to a 3/4 bedroom property through loft conversion (STPP). It's a short walk from dedicated woodland, the sports green and the pavilion. To the ground floor the property comprises an entrance hallway with WC adjoining and stairs which lead up to the first floor and a large open plan reception space, located to the rear of the property. The living/dining room opens up directly into the rear garden through patio doors and has a large storage cupboard with a heightened entrance beneath the stairs. Completing the ground floor space is a delightful kitchen with shaker style cabinetry at both eye level and base level, extended cupboards and workspace thanks to integrated under counter fridge and freezer and further integrated appliances which includes a four-ring gas hob with extractor above, fan assisted electric oven and washing machine.

To the first floor are two double bedrooms which both have built in wardrobes fitted by Sharps and an en-suite shower room to bedroom one with full-height heated towel rail. Completing the first floor is a fully-tiled family bathroom suite with panelled bath with shower above, a wall mounted sink with vanity unit below, full height heated towel rail and a low-level WC.

Externally – The property has block paved, dedicated private off road parking for two vehicles which has the potential to be developed to provide independent work/living space. It is accessed via a private passageway which leads directly from the parking spaces and takes you through to the rear garden. The rear south facing garden is fully enclosed with a mixture of panelled fencing and a brick wall. The garden has been laid to high specification artificial grass, with Indian sandstone paving and two seating areas which benefit from the sun at different times of the day.

Agents Note

Whilst the property has solar panels, these have been de-commissioned by the current owner and can be reinstated by a qualified professional.

There is a Service Charge of circa £350 per annum for the upkeep of communal areas and paid to FirstPort Residential Property Management.

Location

Milton is a village popular with families because of the highly regarded primary school, catchment for IVC, newly relocated police station and the popular Country Park. The village has excellent major road links including the A14, A10 and M11. The property has easy access to Cambridge City centre, Cambridge North Railway Station, and the Science Park, which 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, GP, health centre, post office, community centre and public houses. Milton is also within easy reach of the River Cam and Fenland countryside walks and cycle routes, as well as a short walk to the Milton Park and Ride bus service for Addenbrookes and the city centre.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and drainage.

Statutory Authorities

South Cambridgeshire District Council

Council tax band- C

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

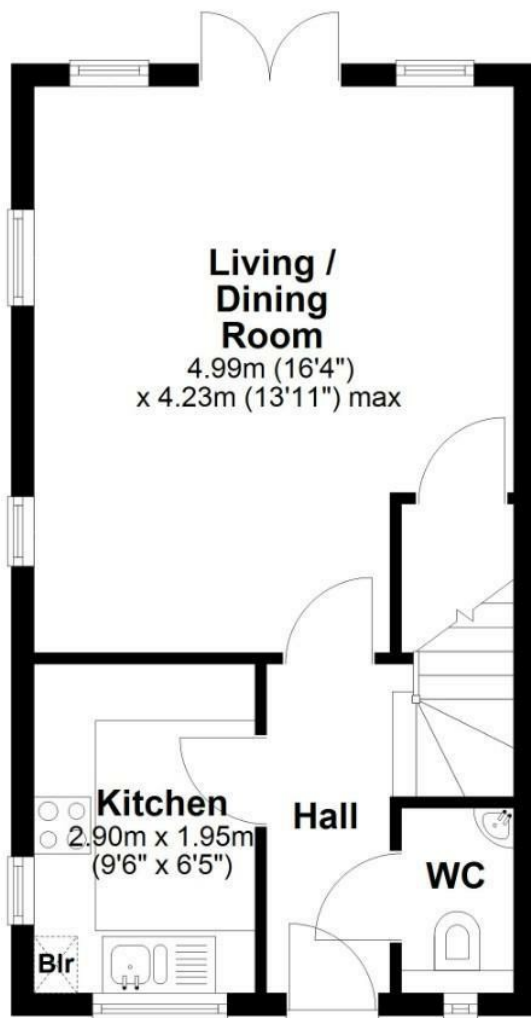
This is a 'must see' property, ready to move in. Viewings are strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Approx. 33.7 sq. metres (362.7 sq. feet)



**Living /
Dining
Room**
4.99m (16'4")
x 4.23m (13'11") max

Kitchen
2.90m x 1.95m
(9'6" x 6'5")

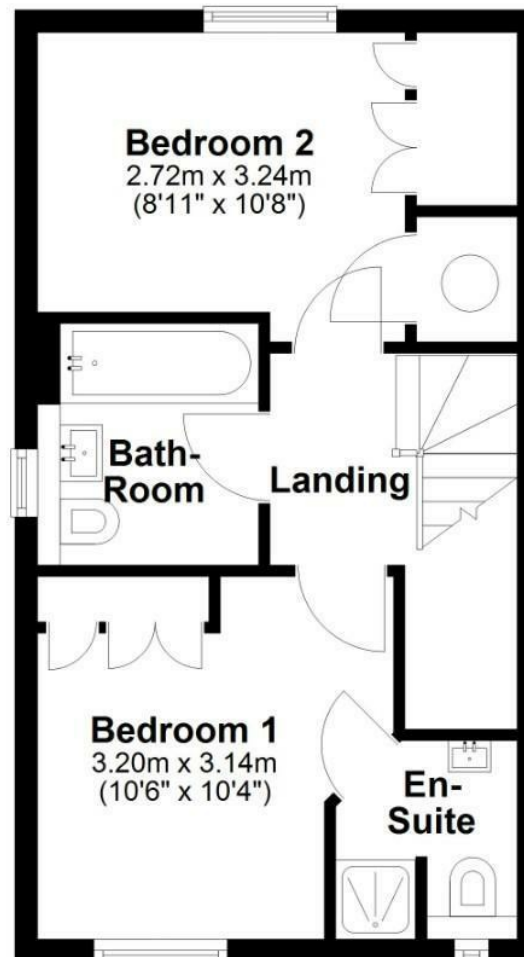
Hall

WC

Blr

First Floor

Approx. 33.8 sq. metres (364.0 sq. feet)



Bedroom 2
2.72m x 3.24m
(8'11" x 10'8")

Bedroom 1
3.20m x 3.14m
(10'6" x 10'4")

**Bath-
Room**

Landing

**En-
Suite**

Total area: approx. 67.5 sq. metres (726.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

