

8 Starling Close, Milton, Cambridge, CB24 6DR

Guide Price £600,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS DETACHED FOUR-BEDROOM FAMILY HOME WHICH IS NESTLED CONVENIENTLY TOWARDS THE END OF THIS QUIET CUL-DE-SAC.

- Detached house
- Constructed circa 1990
- 0.11 acre plot
- Block paved driveway and detached double garage
- Council tax band-E
- 4 bedrooms, 2 bathrooms, 3 reception rooms
- 1309.1 sqft / 121.6 sqm
- Gas fired central heating to radiators
- EPC-C / 70

A well-proportioned four bedroom detached family home, occupying a generous corner plot and enjoying a desirable south-facing rear garden. Constructed in the 1990s, the property measures 1309.1sqft / 121.6sqm and provides versatile accommodation arranged over two floors.

The ground floor is approached via an entrance hall, with stairs rising to the first floor and a useful cloakroom/WC located adjacent. There are three reception rooms, comprising a well-proportioned living room, a separate dining room and a sitting room which enjoys direct access onto the rear garden. The kitchen has not long ago been replaced and is complemented by a separate utility room, providing practical additional workspace and storage.

To the first floor are four bedrooms, including a principal bedroom with en-suite shower room. Both the principal bedroom and bedroom two benefit from built-in wardrobes. A further family bathroom is conveniently positioned off the landing to serve the remaining bedrooms.

Externally, the property occupies a generous corner plot and is approached via a substantial block-paved driveway, providing off-road parking for several vehicles. A detached double garage measures approximately 27.6 sqm (299.2 sq ft), offering excellent potential for vehicle storage, workshop use or additional storage.

The rear garden is fully enclosed and predominantly laid to lawn, providing a good-sized outdoor space for families and entertaining. A paved patio area immediately adjoining the rear of the property provides an ideal setting for outdoor dining and seating.

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.

Services
Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities
South Cambridgeshire District Council
Council tax band-E

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

Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

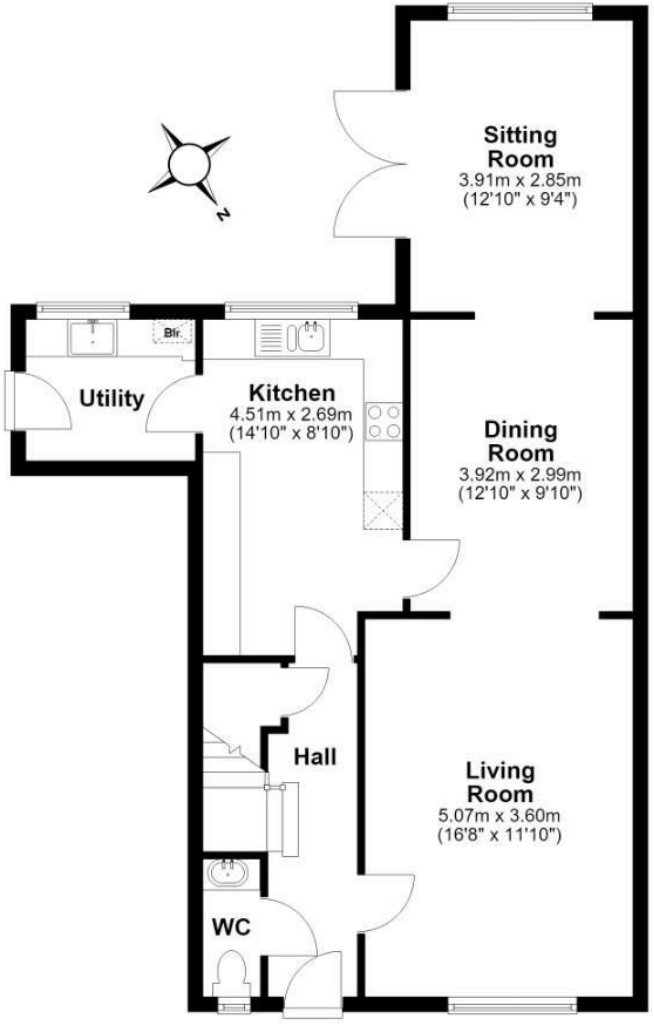






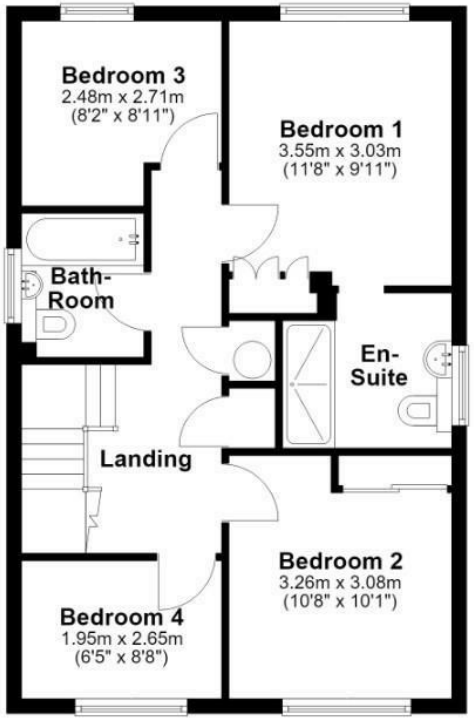
Ground Floor

Approx. 68.5 sq. metres (736.9 sq. feet)



First Floor

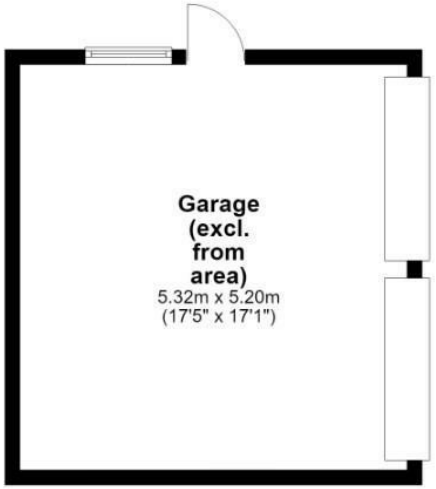
Approx. 53.2 sq. metres (572.2 sq. feet)



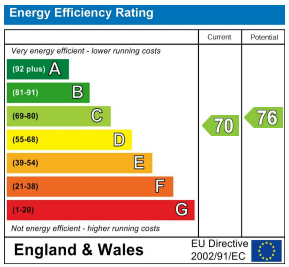
Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)

(excluding Garage (excl. from area))



Total area: approx. 121.6 sq. metres (1309.1 sq. feet)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.















