



264 The Rowans, Milton, Cambridge, CB24 6ZL
Guide Price £600,000 Freehold



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A CREATIVELY EXTENDED, FOUR-BEDROOM HOME LOCATED WITHIN THE ROWANS, MILTON A POPULAR RESIDENTIAL ROAD WITHIN CYCLING DISTANCE OF THE CAMBRIDGE NORTH TRAIN STATION AND NORTH CAMBRIDGE BUSINESS AND SCIENCE PARKS.

- Semi-detached house
- 1325 sqft /123 sqm
- Constructed in 1987
- Garage and allocated parking
- Council tax band - C
- 4 bedrooms, 2 reception rooms, 3 bathrooms
- 0.06 acre plot
- Gas-fired central heating to radiators
- EPC - C / 73

Having been originally constructed in 1987 this semi-detached home has been extended, remodelled and updated to provide generous accommodation measuring 1325 sqft / 123 sqm.

To the ground floor, the property benefits from a spacious entrance hall, a large lounge measuring over 20ft in length and an enviable open plan kitchen/dining area, which forms part of the rear extension. The kitchen dining area is the hub of the house with traditional style shaker units in the kitchen, cohesive Karndean flooring through both spaces and ample space for both a dining table and a sofa. A mixture of French doors and Velux windows draws ample natural light into the space. Off the kitchen is a utility area and a downstairs cloakroom. Completing the ground floor is a single storey extension to the front of the property incorporating an entrance hall and a large bedroom with an ensuite shower room.

The first floor has also been extended and the three bedrooms re-configured to give each one generous proportions. The master bedroom has an ensuite shower room and fitted wardrobes to provide ample and versatile storage. Serving bedroom two and three is a family bathroom suite with a panelled bath, low-level WC and a pedestal sink basin.

Externally – The property has a garage and allocated parking to the front for two cars, as well as a small lawned area with paving slabs leading towards the front door. The rear garden is fully enclosed, laid predominantly to lawn and has a timber constructed shed along the borders. To the rear of the property is residents' parking which provides further, non allocated off-road parking.

Location

Milton, a village popular with families because of the highly regarded primary school, catchment for Impington Village College and the well-used Country Park. The village has excellent major road links including the A14, A10 and M11. Access to Cambridge City centre, Cambridge North Station and the Science Park are within walking and cycling distance, made easy by the pedestrian/cycle bridge over the A14. The village enjoys a lively community and possesses all usual facilities plus a Tesco Superstore, takeaways, hairdressers and public houses. This village is also within easy reach of the River Cam and Fenland countryside walks. The Milton Park and Ride bus service is only a few minutes walk away from the rear of the property.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council
Council tax band - C

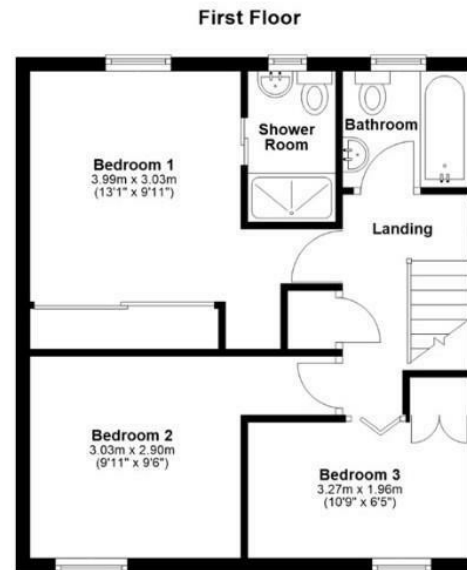
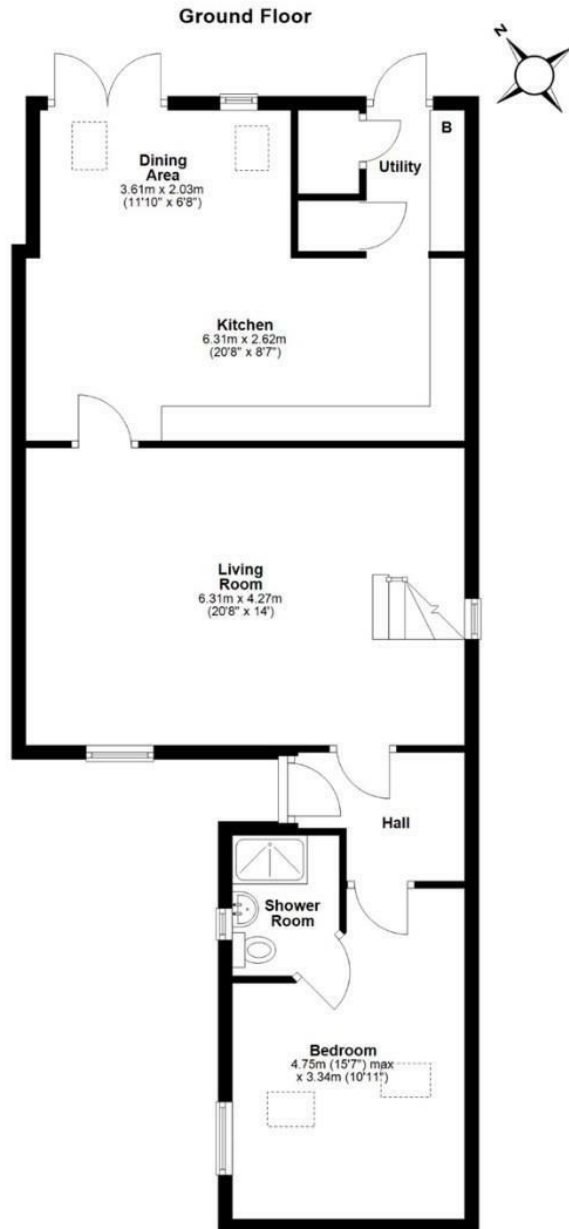
Fixtures and Fittings

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

Viewing

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





Approx. gross internal floor area 123 sqm (1325 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	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

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.

