

3 Pearson Close, Milton, Cambridge, CB24 6YS

Guide Price £575,000 Freehold

REDMAYNE ARNOLD & HARRIS

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HAVING BEEN SYMPATHETICALLY IMPROVED OVER THE YEARS, THIS DETACHED FOUR/FIVE-BEDROOM FAMILY RESIDENCE IS LOCATED TO THE BOTTOM OF A QUIET CUL-DE-SAC, JUST A SHORT WALK FROM MILTON COUNTRY PARK.

- Detached house
- 1514.4 sqft/140.7 sqm
- Built in 1981
- Gravel laid driveway
- EPC-C/74
- 4/5 bedrooms, 3 reception rooms, 2 bathrooms
- Gas fired central heating to radiators
- Solar panels with 4.2kw output (battery storage is 5.2kWh)
- 0.09 acre plot
- Council tax band-E

Originally constructed in 1981, this detached family home has been extended with the addition of a conservatory in 2017 and has had the garage converted to provide generous accommodation measuring 140.7 sqm / 1514.4 sqft.

To the ground floor, the property benefits from an entrance porch accessible off the gravelled driveway to the front and three reception rooms. The reception rooms include a dining/playroom to the front, a living room and a large conservatory opening onto the delightful rear garden. The kitchen has not long been replaced and benefits from a quartz worktop, shaker style kitchen units to both base level and eye level as well as a large picture window overlooking the garden to the rear. The original integral garage of the property has been converted to a fifth bedroom with front aspect, a utility room and a wet room.

To the first floor are four bedrooms which include three well-proportioned double bedrooms with fitted wardrobes to bedroom one. Bedroom four is a single bedroom which could double up as a home office if required. Serving all four bedrooms is a fully tiled family bathroom suite benefitting from a low-level WC, a pedestal sink unit, a panelled bath and a walk-in shower. Upstairs, all four bedrooms benefit from from air-conditioning

Externally, the property has a large, gravelled driveway with a bicycle store and electric vehicle charging point. A flagstone pathway leads up to both sides of the property as well as the front door. The rear garden of the property is a small oasis with the continuation of the flagstone paving at the front which opens to create a patio area accessible off the conservatory. Within the garden is a large lawn area, with herbaceous border as well as a selection of raised beds ideal for home grown produce. Within the rear garden is a timber-built summer house/home office with air conditioning, electricity and lighting, ideal for working from home.

Location
Milton is a village popular with families because of the highly regarded primary school, catchment for IVC and the well-used Country Park. The village has excellent major road links including the A14, A10 and M11 and access to Cambridge City centre, Cambridge North Station and the Science Park 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 and public houses. This village is also within easy reach of the River Cam and Fenland countryside walks. Milton Country Park is only a few minutes walk away from the rear of the property and the Milton Park & Ride bus service is a 20 minute walk away.

Tenure
Freehold

Services
Mains services connected include: gas, electricity, water and mains drainage. Solar panels with 4.2kw output.

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

Main area: approx. 83.6 sq. metres (899.7 sq. feet)

Plus outbuildings, approx. 10.8 sq. metres (116.1 sq. feet)



First Floor

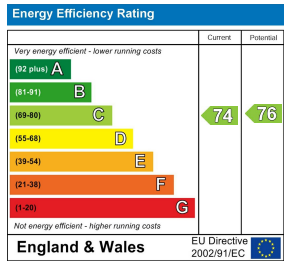
Approx. 57.1 sq. metres (614.6 sq. feet)



Main area: Approx. 140.7 sq. metres (1514.4 sq. feet)

Plus outbuildings, approx. 10.8 sq. metres (116.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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.











