





## **MANSFIELD CLOSE, MILTON, CAMBRIDGE, CB24 6EE**

**- SCIENCE PARK - 1.1MILES APPROX.**

**- CAMBRIDGE NORTH STATION - 1.6MILES APPROX.**

**- MILTON PARK AND RIDE - 0.8MILES APPROX.**

**\* High specification throughout \* Popular Cambridge village \* Large detached studio \* No onward chain \* Driveway parking \* Four bedrooms and two bathrooms \* Well-presented gardens \* Significantly improved EPC rating C**

### **DESCRIPTION**

An immaculately presented and significantly improved four-bedroom detached house enjoying a peaceful setting in the popular Cambridge village of Milton. The spacious and well-proportioned accommodation consists of an entrance hall, sitting room, kitchen/dining room, cloakroom, four bedrooms and two bathrooms. Additionally, the garage has been converted to offer a large detached studio with storage above. Externally enjoying driveway parking with well-presented front and rear gardens.

The entrance hall enjoys under stairs storage and leads straight ahead to the kitchen/dining room, which enjoys a modern and stylishly fitted kitchen with fitted units and drawers with stone worktops over and an inset sink. The integrated appliances include an oven, hob, dishwasher and washing machine. Ample dining space and French doors leading to the rear garden terrace. The remaining ground floor offers a sizeable sitting room and cloakroom.

**AN IMMACULATELY PRESENTED AND SIGNIFICANTLY IMPROVED FOUR-BEDROOM DETACHED HOUSE ENJOYING A PEACEFUL SETTING IN THE POPULAR CAMBRIDGE VILLAGE OF MILTON.**



The spacious landing enjoys an airing cupboard, loft access and a window to side aspect. The principle bedroom is positioned to the rear of the property and enjoys an ensuite which is extensively tiled with a shower cubicle, vanity sink unit, WC and heated towel rail. There are three further bedrooms and a bathroom, which is also largely tiled with a shower cubicle, bath, vanity sink unit, WC and heated towel rail.

The garage has been converted into a sizeable room ideal for home working, a gym or studio of sorts. There is a store room above accessed via the hatch.

### OUTSIDE

The property benefits from driveway parking beside a small paved front garden. The rear garden is predominantly lawned with a porcelain paved terrace and mature raised flower beds.

### LOCATION

Milton is a popular village with good access to Cambridge City centre, Science & Business parks, Waterbeach railway station and Cambridge North train station at Chesterton. There are good local facilities serving the district including a range of local shops, supermarket and several public houses.



## ADDITIONAL INFORMATION

**Tenure:** Freehold

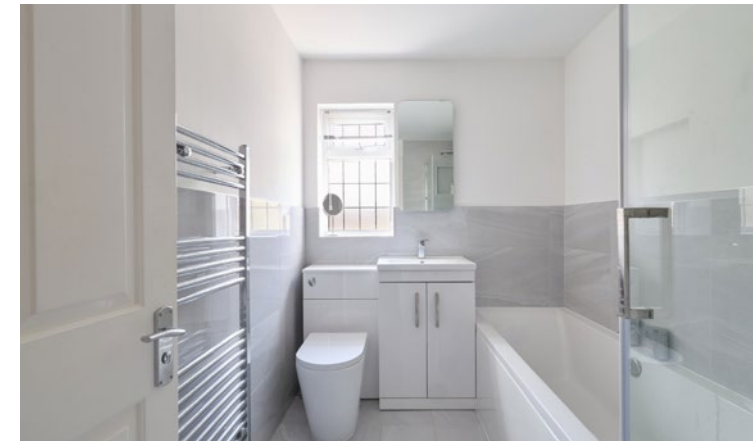
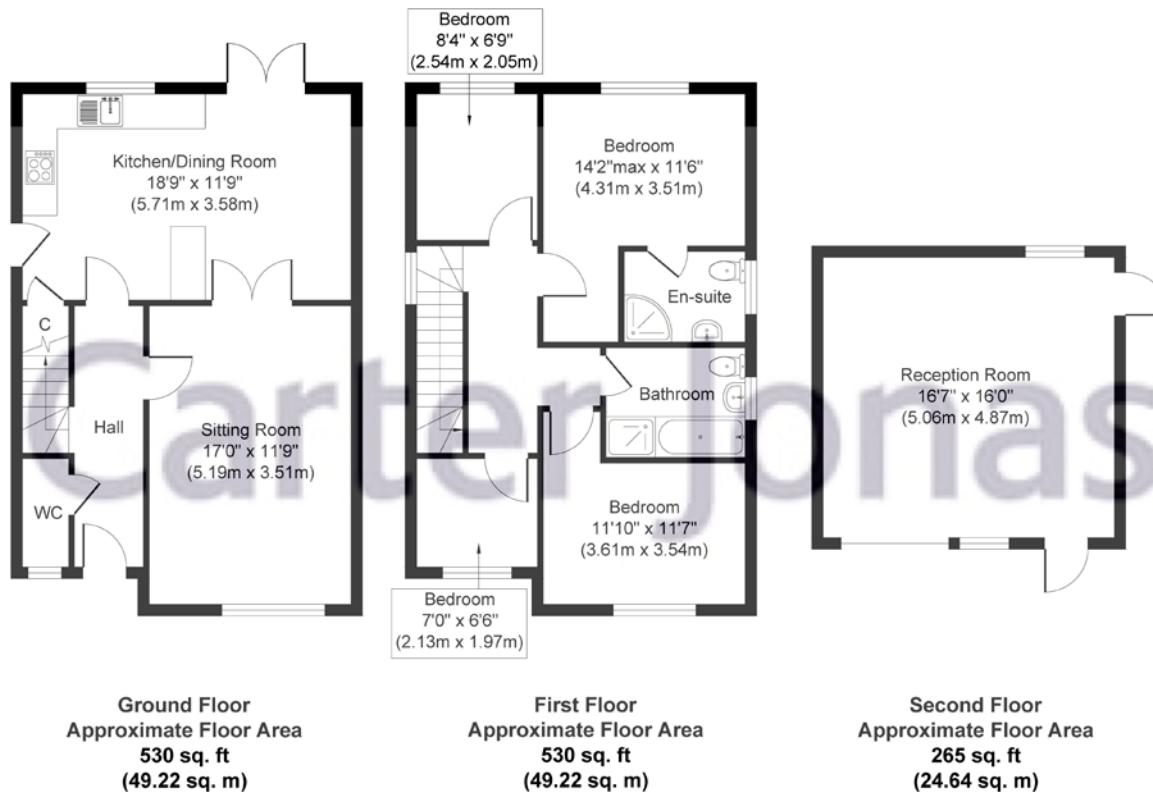
**Services:** Mains water, drainage, gas and electricity.

**Local Authority:** South Cambridgeshire District Council

**Council Tax Band:** Band E

**Viewings:** Strictly by appointment with the Selling Agents  
Carter Jonas 01223 403330





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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