



90 sqm / 971 sqft

Garage & Driveway

266 sqm / 0.06 acres

1990's

Detached House

EPC - D / 64

3 beds, 2 recep, 2.5 bath

Council tax band - D

Humphries Way

A detached family home located in a small cul-de-sac within this popular development to the north of the village centre within walking distance of the primary school and all central amenities. Available with no onward chain.



Guide Price
£425,000



A detached family home with good sized accommodation throughout with a mature plot.

The garage has an up-and-over door, power and light connected and a personal door to the side of the home.

The entrance hall has stairs rising to the first floor, a cloakroom with two-piece suite and under stairs storage. The sitting room with box bay window to the front aspect and feature fireplace leads to the dining room with windows and door to the rear garden. The kitchen is fitted with a range of units with ample worksurfaces, integrated and spaces for free standing appliances. There is a generous utility room with a fitted base unit with worksurface and an additional sink. The wall mounted gas boilers is located here and there is space for a washing machine, tumble dryer and a large fridge/freezer. A door takes you out to the side of the property.

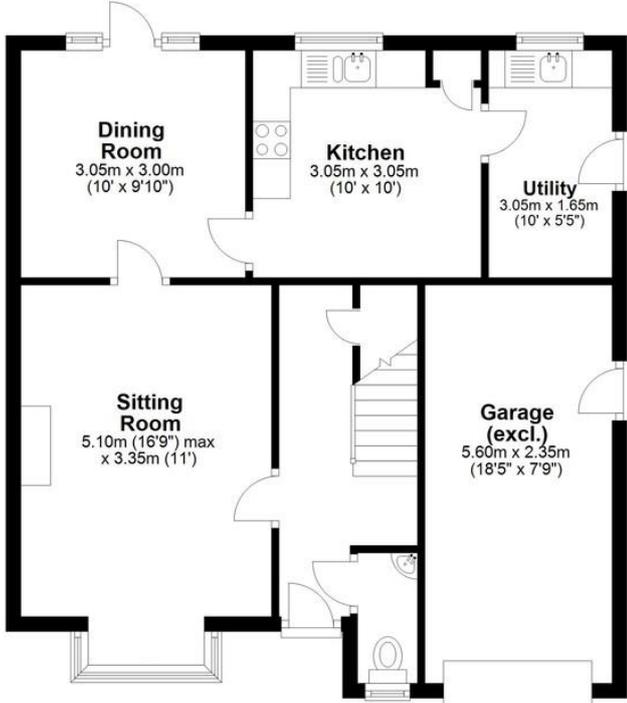
The first floor landing leads to the family bathroom with a three-piece suite and three bedrooms, where the master bedroom benefits from an en-suite shower room.

Outside, the frontage is open plan with a lawn, mature tree, plants and shrubs, block paved driveway providing off street parking and access to the single garage. There is gated pedestrian access to the rear garden, which is mature and landscaped with a lawn, patio, raised beds, trees, plants and shrubs, concrete hardstanding for a summer house or garden studio, fully enclosed ideal for family life.



Ground Floor

Approx. 49.9 sq. metres (537.6 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.7 sq. feet)



Total area: approx. 90.2 sq. metres (971.3 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.

Total area:
Approx. 90 sqm
(971 sqft)



Milton is a popular village, conveniently located just north of the city, with the science park and Cambridge City Centre easily accessible by car or bicycle. Cambridge North Train Station is also nearby providing access to the city centre, London Kings Cross and further London connections.

The village is located close to the A14 and M11 which in turn provide access to major road networks beyond and a short walking distance of the River Cam which is also on the national cycle network route to Cambridge and Ely.

Milton offers a wide range of local amenities including a large Tesco supermarket, veterinary hospital, parish church, several public houses and a primary school. For leisure pursuits there is the Community Centre and Milton Country Park which hosts a number of sporting and recreational events throughout the year.

COOKE
CURTIS
& CO

hello@cookecurtis.co.uk
www.cookecurtis.co.uk
+44 (0) 1223 508050

40 High Street
Trumpington
Cambridge CB2 9LS