



David Bull Way, Milton, Cambridge, CB24 6DP
Guide Price £415,000



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A detached family home, situated in a pleasant Traffic-Free, cul-de-sac, location and being sold with the benefit of No Onward Chain.

The ground floor accommodation is accessed via an enclosed porch way under a pitched and tiled roof. There is a cloakroom with WC, washhand basin and ample room for coats and shoes. The living room is a good size with large understair storage cupboard, an electric fire with surround and window to the front aspect. A continuation from the living room leads nicely into the dining area, which comfortably takes a large table and chairs and there are patio doors opening to the conservatory. The kitchen has a range of base and eye-level units, ample work surfaces, an oven with 4-ring hob and extractor above, sink unit with mixer tap, space for a washing machine and fridge/freezer and window to the rear aspect. The conservatory has wood-effect flooring and is a pleasant space to relax in, whilst enjoying the outlook to the rear garden; there is direct access, via a glazed door, to the garage.

The first floor comprises three bedrooms, two of which are good sized doubles; all bedrooms are located off a central landing. The master bedroom is large in size with built-in cupboards, there is a window to the front aspect and this room also benefits from an en suite shower room with WC, washhand basin and window to the side aspect. Bedroom 2 is also a double with window to rear aspect. The 3rd bedroom is a comfortable single with built-in storage and window to the rear. The family bathroom has a bath with shower connected, WC, washhand basin and a window to the front aspect.

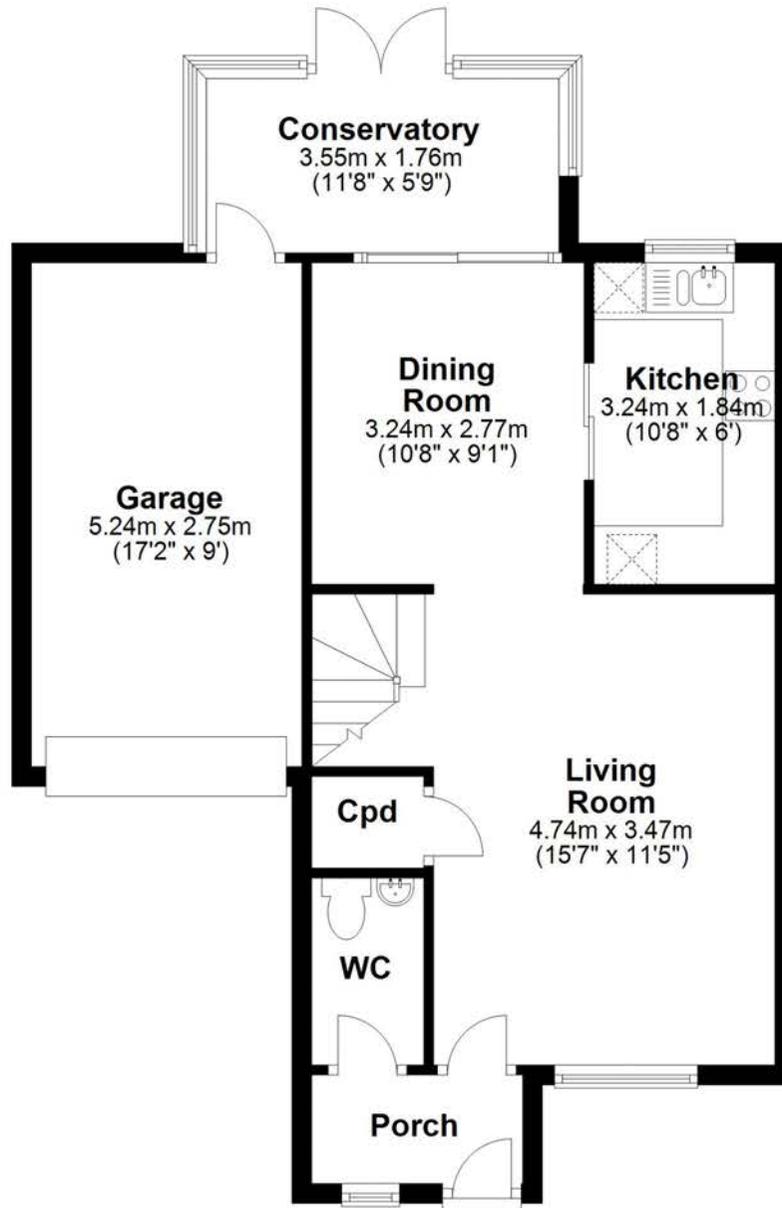
Outside, the property is set back from the road with a large grassed area; there is plentiful off-road parking, which leads to the garage with power and light connected. The rear garden is generous in size and has a patio area, shrub borders and a shed; there is access, via a gate, to the front of the house and the remainder is laid to lawn, whilst enclosed by fencing.

Milton is a village popular with many for its close proximity to the Cambridge by-pass, M11 and ease of access to Cambridge, which is 3 miles away. The village enjoys a lively community and possesses all usual facilities plus a Tesco Superstore and a highly regarded primary school. This area is also within close proximity to the Science Park. The River Cam is a mile or so away, as are excellent walks through the approaching Fenland countryside. Cambridge North Railway Station opened in May 2017, located in Chesterton close to Cambridge Science Park, connects to the Guided Busway and provides an interchange with Park and Ride and local bus services.



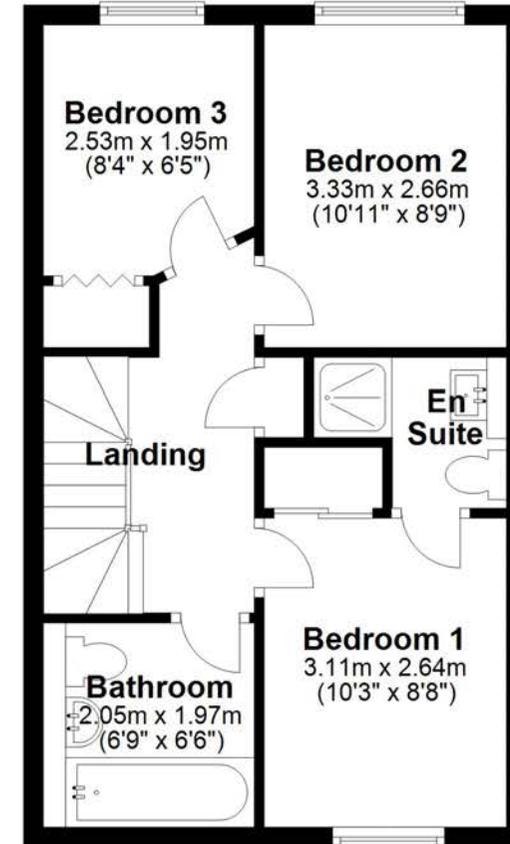
Ground Floor

Approx. 62.1 sq. metres (668.4 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.9 sq. feet)



Total area: approx. 101.1 sq. metres (1088.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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Viewing arrangement by appointment 01223 470099

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. **Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.**

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