



Ballard Close, Milton,
CB24 6DW

Pocock+Shaw

11 Ballard Close
Milton
Cambridge
CB24 6DW

A well proportioned detached family home enjoying a pleasant cul de sac location with a southerly facing garden backing onto playing fields

- Attractive detached family house
- Excellent cul de sac position
- 19'0 reception Room
- 4 bedrooms
- Master bedroom with en suite shower room
- Family bathroom
- Cloakroom
- Gas central heating and double glazing
- Landscaped rear garden
- Backing onto playing fields

Offers around £570,000



Milton is situated just off the A10 about 3 miles north-east of the centre of the University City of Cambridge, just beyond the Cambridge Science Parks, which are on the edge of the village. The A14 is close by linking with the M11 to London. There is a good selection of local shops including a Tesco store, bus services, Primary School and Community Centre, as well as a country park. Milton also has access to pleasant riverside walks by the River Cam.

Enjoying a position at the head of this small cul de sac, the property offers well planned and well proportioned family accommodation over two floors. The house enjoys a southerly facing landscaped rear garden backing on to playing fields and benefits from a double garage and driveway parking.

ENTRANCE HALL with stairs to first floor, radiator, Carpeting (recently laid), stairs to first floor landing.

CLOAKROOM with window to front, radiator, vanity wash handbasin with tiled splashback, WC, electric consumer unit.

KITCHEN/BREAKFAST ROOM 12' 3" x 8' 8" (3.73m x 2.64m) with window to rear with views to rear garden, one and a quarter bowl sink unit and drainer, good range of fitted wall and base units with work surfaces and tiled splashbacks, breakfast bar area, built in four ring gas hob with extractor hood over, eye level double oven, plumbing and space for dishwasher and washing machine, radiator, integrated fridge/freezer, wall mounted gas central heating boiler, part glazed UPVC door to side, recessed ceiling spotlights, ceramic tiled flooring.

DINING AREA 12' 3" x 9' 9" (3.73m x 2.97m) with window to rear with views to garden, dado rail, radiator, opening onto

SITTING AREA 19' 9" x 11' 6" min (6.02m x 3.51m) with two windows to front, aluminium sliding doors to conservatory (see later), radiator, fireplace with marble slips and hearth and real flame coal effect gas fire with remote control unit, dado rail.

CONSERVATORY 10' 3" max x 9' 2" (3.12m x 2.79m) UPVC double glazed construction (3 of the glazed panels have recently been replaced) with patio doors to rear garden, ceiling fan and lighting unit, fitted blinds, ceramic tiled flooring.

FIRST FLOOR

LANDING with large window to front, loft access hatch, airing cupboard with lagged hot water tank and slatted wood shelving, doors to

BEDROOM 1 13' x 10' 2" (3.96m x 3.1m) with window to rear with views to garden, coving, radiator, built in wardrobe to one wall, door to

ENSUITE SHOWER ROOM with fully tiled shower room with window to rear, wc with concealed cistern, wash handbasin, recessed fully tiled shower cubicle with Aqualisa shower unit, extractor fan, recessed ceiling spotlights, ceramic tiled flooring with electric underfloor heating.

BEDROOM 2 11' 5" x 8' 6" (3.48m x 2.59m) with window to rear with views to garden, built in wardrobe cupboard to one wall, radiator, coving.

BEDROOM 3 8' 10" x 7' 3" (2.69m x 2.21m) with window to front, coving, built in cupboard, radiator.

BEDROOM 4 7' 7" x 7' 3" (2.31m x 2.21m) with window to front, radiator, built in cupboard unit, coving.

FAMILY BATHROOM with window to front, WC, vanity wash handbasin with strip light and shaver point over, part tiled walls, radiator, panelled bath with fully tiled surround, mixer taps and glass screen, recessed ceiling spotlights.

OUTSIDE Open plan front garden area with lawn and flower and shrub borders. Driveway parking to side leading onto the

DOUBLE GARAGE 17' 0" x 17' 0" (5.18m x 5.18m) with two aluminium up and over doors to front, part glazed pedestrian door to garden, eave storage, power and lighting. Useful covered lean to area to the rear of the



garage with secured gate.
 40' x 36' approx. southerly facing rear garden facing onto playing fields. Patio area with pergola adjacent to the rear of the property leading onto a shaped lawn with flower and shrub borders, outside tap, paved side access with gate to front of property, small pond.

SERVICES All mains services.

TENURE The property is Freehold

COUNCIL TAX Band E

VIEWING By arrangement with Pocock & Shaw

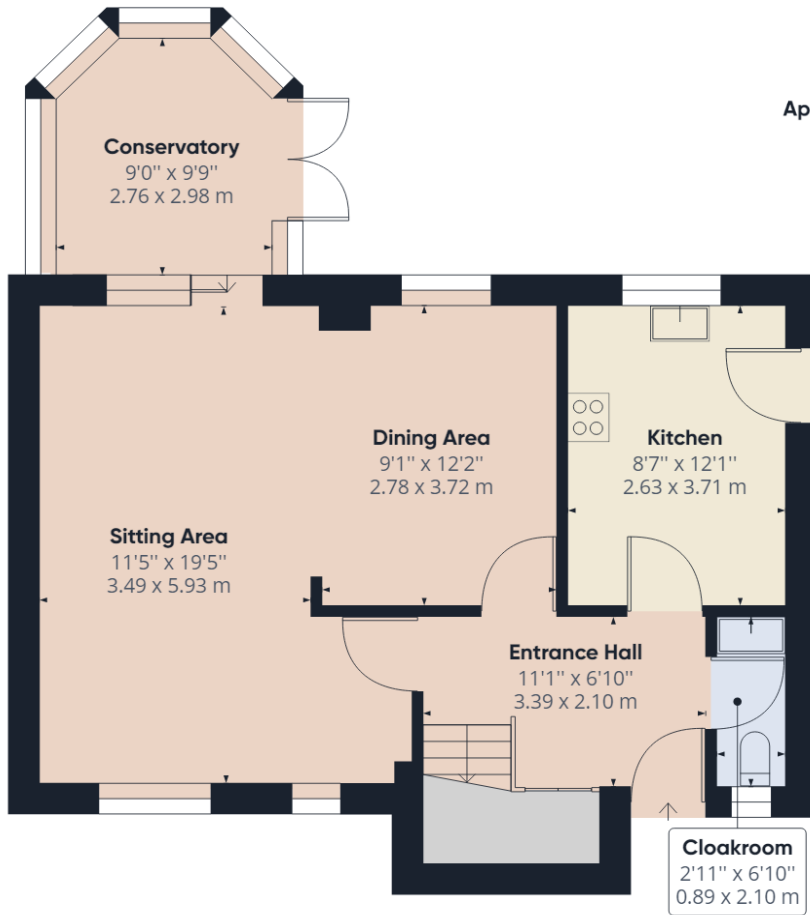


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

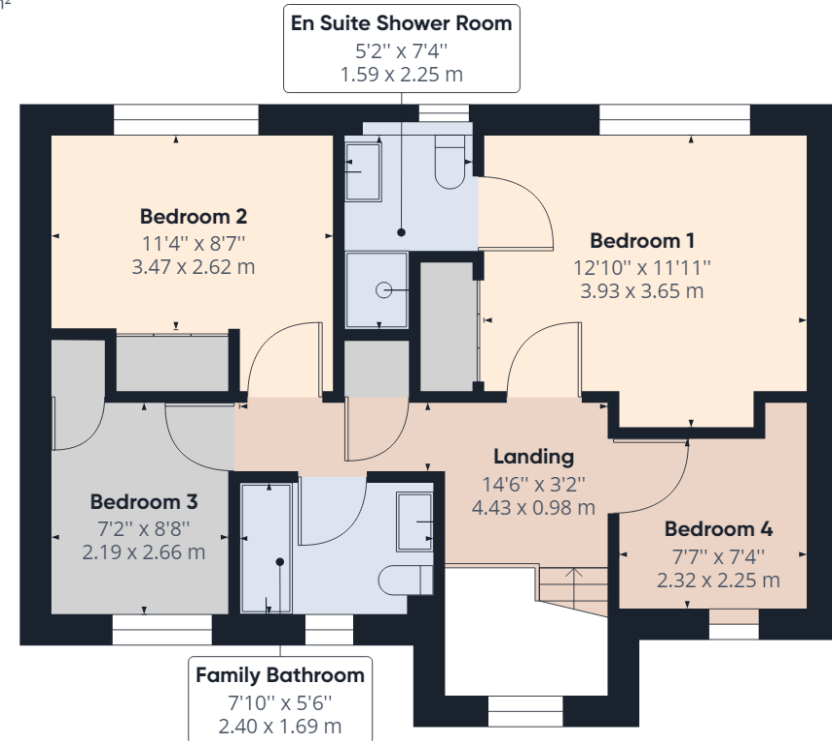
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Approximate total area

1249.37 ft²

116.07 m²



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