



The Rowans, Milton, Cambridge
CB24 6YX



pocock & shaw
Residential sales, lettings & management

138 The Rowans
Milton
Cambridge
CB24 6YX

An extended 4 bedroom detached house in a well served village just to the north of the city.

- Detached 4 bedroom house
- Well presented and updated accommodation
- Amtico flooring to ground floor
- Updated kitchen with Utility area
- Porch
- Cloakroom
- New gas central heating boiler approximately 2 years ago
- Garage
- Landscaped gardens

Guide Price £490,000



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.

The property is a well presented and updated 4 bedroom family house. In detail, the accommodation comprises;

Ground Floor Front door to

Entrance Porch with windows to front and side, radiator, recessed ceiling spotlights, ceramic tiled flooring, glazed door to

Entrance Hallway with stairs to first floor, understairs cupboard, radiator, Amtico flooring.

Cloakroom with window to side, WC, wash handbasin with tiled splashbacks, wall mounted Vaillant gas central heating boiler, radiator, Amtico flooring.

Dining room 13'8" x 10'11" (4.17 m x 3.34 m) French doors to rear garden, window to side, radiator, Amtico flooring, glazed door to

Kitchen 12'9" x 7'9" (3.89 m x 2.36 m) with window to rear and window to side, excellent range of fitted wall and base units with work surfaces and glass splashbacks over, built in Neff four ring gas hob with extractor hood over and electric oven below, space and plumbing for dishwasher, one and a quarter bowl sink unit and drainer with mixer tap, breakfast bar area, space for fridge/freezer, Amtico flooring, doorway to

Utility room 8'8" x 4'8" (2.65 m x 1.43 m) with part glazed stable style door to side, window to rear, worktop with fitted cupboards over and below, space for washing machine and dryer, radiator, Amtico flooring.

Sitting room 17'7" x 11'4" (5.36 m x 3.45 m) with bay window to front, French doors to rear gardens, mantelpiece with tiled insert and hearth with real flame coal effect gas fire.

First Floor

Landing with large window to front, loft access hatch, doors to

Bedroom 1 11'1" x 10'4" (3.37 m x 3.14 m) with window to rear, radiator, good range of fitted bedroom furniture to three walls.

Bedroom 2 11'1" x 8'7" (3.39 m x 2.61 m) with window to rear, radiator, range of fitted bedroom furniture to three walls.

Bedroom 3 10'5" x 6'4" (3.18 m x 1.94 m) with window to front, radiator, range of built in bedroom furniture.

Bedroom 4 8'2" x 6'2" (2.49 m x 1.88 m) with window to rear, radiator.

Bathroom with window to front, 'P' shaped bath with curved glass shower screen and chrome shower unit over, fully tiled walls, large vanity wash handbasin with shaver point over, WC, heated towel rail, recessed ceiling spotlights, ceramic tiled flooring, airing cupboard with lagged hot water tank and slatted wood shelving.

Outside Front garden set behind a low brick retaining wall, small lawn with flower and shrub borders. Brick paviour driveway with parking for two vehicles, outside lighting, outside tap.

Attached garage 15'11" x 9'2" (4.86 m x 2.79 m) with aluminium up and over door to front, window and part glazed personal door to side, power and lighting, built in shelving to one wall.

Secured gate (metal gate and fencing erected by Colourfence approx 5 years ago and guaranteed for 30 years).

Rear garden 49'3" x 32'10" (15.00 m x 10.00 m) with paved patio area adjacent to the rear of the property



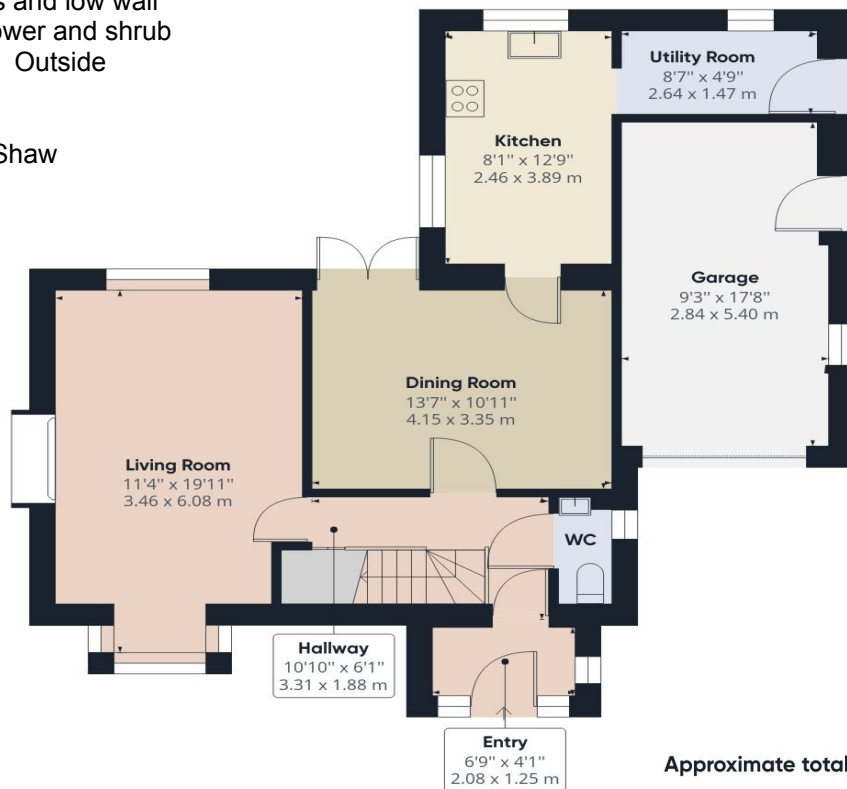
with brick edged flower and shrub borders and low wall to a lawned area and pathway, various flower and shrub borders. Timber lean-to store to one side. Outside lighting and water tap.

Viewing By arrangement with Pocock & Shaw

Services All mains services.

Tenure The property is Freehold

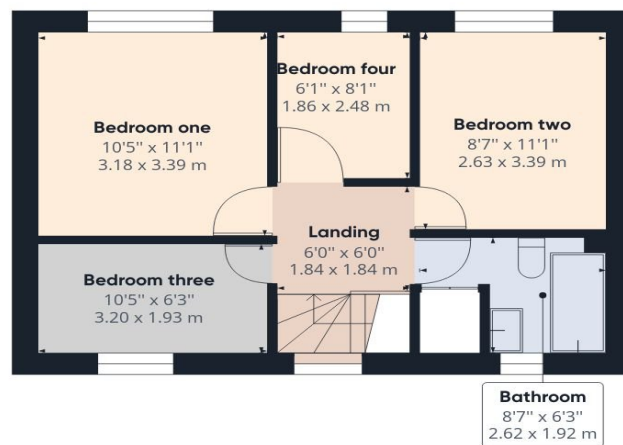
Council Tax Band E



Approximate total area

1214.15 ft²

112.80 m²



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. (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