Radcliffe & Rust
Residential sales & lettings

1 Ballard Close, Milton CB24 6DW
£2,750 PCM

Radcliffe & Rust
Residential sales & lettings

Beacon Rise, 150 Newmarket Road, Cambridge CB5 8AX

T 01223 307898
E info@radcliffeandrust.co.uk
radcliffeandrust.co.uk

Radcliffe & Rust are delighted to offer, to let, this a very well presented four bed detached family home, located in this popular residential development, in the heart of Milton CB24. Milton is a well-served village just to the North of Cambridge, approximately four miles from the city centre. The village offers extensive amenities including a Tesco supermarket, village stores, hairdressers, public houses, restaurants, Milton CofE VC Primary School and the incredibly popular Milton Country Park, a 95 acre park that plays host to a wealth of attractive walks, lakes, play grounds, plus a cafe & visitor centre. Milton also falls into the catchment of the "good" Ofsted rated Impington Village College. The neighbouring village of Waterbeach also has it's own mainline train station, providing a commuter service to London, Cambridge and Kings Lynn. There is also a bus service running from the village to Cambridge city centre and a nearby park and ride service. The nearby A14 interconnects to the M11 motorway to London.

Set within a quiet and well-regarded residential location, this impressive four-bedroom detached home offers generous and versatile accommodation, making it ideal for families or professional tenants seeking both space and flexibility. The property has been recently refurbished, with a brand new kitchen installed, enhancing both its style and practicality.

The property is entered via a welcoming central hallway, providing access to all principal ground floor rooms. The main living room is particularly spacious, extending over 19ft, with attractive wood effect flooring and large sliding doors opening directly onto the rear garden. This room is flooded with natural light and provides an excellent space for both relaxing and entertaining.

To the rear of the property, a further reception room enjoys a pleasant outlook over the garden and offers excellent versatility. This space could be ideally used as a home office or alternatively as a more private and intimate dining area, separate from the main entertaining spaces.

The kitchen and dining room combine to create a superb open-plan hub of the home. The newly installed kitchen is fitted with modern units and ample worktop space, creating a clean and highly functional environment. Appliances are neatly in situ, providing convenience while maintaining flexibility. A central island further enhances the usability of the space, while the adjoining dining area comfortably accommodates a family-sized table and benefits from direct access to the garden, ideal for indoor-outdoor living. A useful ground floor WC completes the downstairs accommodation.

On the first floor, four well-proportioned bedrooms are arranged off a central landing. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. In addition, the study offers excellent flexibility and could also make a lovely dressing room, depending on the needs of the occupier.

Externally, the property enjoys a private and enclosed rear garden, featuring a combination of lawn, mature planting and a decked seating area, ideal for outdoor dining and relaxation. To the front, there is off-road parking on the driveway, along with a detached double garage which benefits from a personnel door providing convenient access through to the rear garden.

Offered to the rental market, this is a superb opportunity to secure a spacious, recently updated home in a desirable setting.

Agent notes

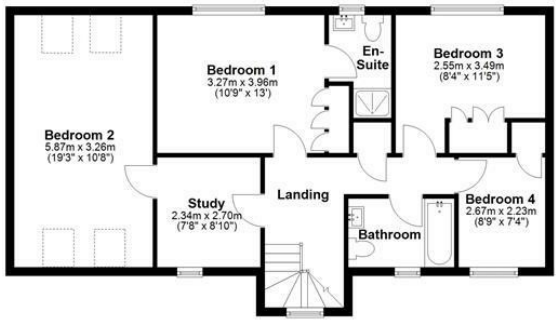
Available on an Assured periodic tenancy
Deposit £3,173
Council tax band E
There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)
The formula for working out a week's rent is the following:
1 month's rent * 12 / 52 = 1 week's rent.
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect

Ground Floor

Approx. 76.7 sq. metres (825.9 sq. feet)

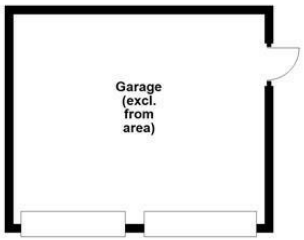
First Floor

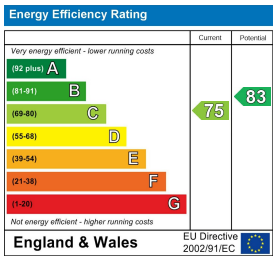
Approx. 77.4 sq. metres (832.6 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 154.1 sq. metres (1658.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.