



Gunnell Close, Milton, CB24 6ZB

CHEFFINS

Gunnell Close

Milton,
CB24 6ZB

An exciting opportunity to acquire an established modern detached house of brick construction under a tiled roof providing well proportioned and versatile living accommodation which also offers great potential for sympathetic updating and enlargement, subject to planning consent. The property also has the benefit of a delightful and generous corner plot with extensive brick paviour driveway/parking area and a detached double garage.

4 2 2

Guide Price £600,000





LOCATION

The property occupies an outstanding and rather special position tucked-away in an attractive corner plot in a small select cul-de-sac which is part of a popular residential development in the older part of the village and conveniently placed within easy walking distance of a vast range of local amenities within this thriving and popular village. Milton is conveniently located just north west of the university city of Cambridge and is so well placed for access to major routes and Cambridge North railway station.

COVERED PORCH

with outside light, entrance door leading to:

ENTRANCE HALL

with matwell, natural wood style flooring, radiator, large built-in airing cupboard housing hot water cylinder and staircase off to first floor.

CLOAKROOM

with low level w.c., corner wash hand basin with tiled splashback, radiator, natural wood style flooring, sealed unit double glazed window with frosted glass to front aspect.

LIVING ROOM

A generous size reception room with a stone fireplace with raised marble hearth and fitted gas coal effect fire, radiator, deep window shelf with sealed unit double glazed windows to front aspect, two radiators, sealed unit sliding double glazed patio doors leading to paved terrace and gardens, a pair of glazed doors leading to:

DINING ROOM

with radiator, sliding double glazed patio doors leading to paved terrace and gardens.

KITCHEN/BREAKFAST ROOM

with stainless steel sink unit with mixer taps and cupboards below, fitted base units comprising work surfaces with cupboards and drawers below, integrated oven with 4 point gas hob and concealed extractor cooker hood above, range of wall storage cupboards, fitted breakfast bar, radiator, large built-in shelved storage cupboard understairs, sealed unit double glazed window, door to:

UTILITY ROOM

with stainless steel sink unit with mixer taps, cupboards below, worktop to side with space for appliances, space and plumbing to the other side for washing machine and tumble dryer, radiator, wall mounted gas fired boiler, part tiled walls, sealed unit double glazed window to rear aspect, sealed unit double glazed door leading to paved terrace and garden.

ON THE FIRST FLOOR

LANDING

with radiator, trap door to roof space.

BEDROOM 1

with sealed unit double glazed windows to rear aspect, range of built-in wardrobes with shelves above, further dressing table style unit with drawers and cupboards and shelves above, door to:

ENSUITE SHOWER ROOM

with tiled shower cubicle and wall mounted shower unit, sliding glazed doors, vanity style unit with wash hand basin, cupboards below, mirror above, low level w.c., radiator, sealed unit double glazed window with frosted glass to rear aspect.

BEDROOM 2

with radiators, pedestal wash hand basin with tiled splashback, wall mirror above, sealed unit double glazed windows to side aspect.

BEDROOM 3

with radiator, fitted wardrobes and shelving, sealed unit double glazed windows to rear aspect.

BEDROOM 4

with radiator, sealed unit double glazed windows to rear aspect.

BATHROOM

with suite comprising bath with shower attachment, pedestal wash hand basin, low level w.c., radiator, ceramic tiled walls around, sealed unit double glazed window with frosted glass, electric wall mounted shaver socket and striplight.

OUTSIDE

To the front of the property there is a small garden area and a number of mature shrubs and bushes around and an extensive brick paviour courtyard style parking and turning area adjacent to which is a DETACHED DOUBLE GARAGE with twin up and over doors, windows to rear aspect and side door leading to paved terrace and gardens.

The delightful and generous gardens are located mainly to the side and rear of the property and enjoy a high degree of privacy and seclusion. The gardens are principally laid to lawn with two large paved terraces and well stocked borders and a variety of mature shrubs and hedgerow around. There is also a further recessed area to the side of the garage and a timber garden storage shed. To the other side of the property there is a pathway and gated access leading to the courtyard style parking area and driveway.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	61	75
EU Directive 2002/91/EC		

Guide Price £600,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire District

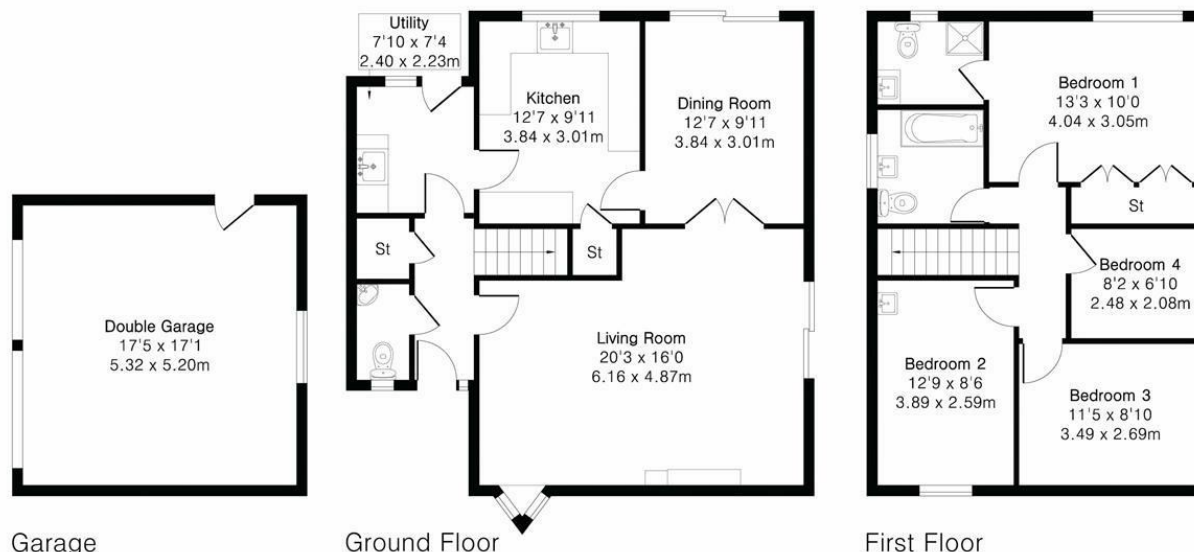
Council

**Approximate Gross Internal Area 1311 sq ft - 122 sq m
(Excluding Garage)**

Ground Floor Area 727 sq ft - 68 sq m

First Floor Area 584 sq ft - 54 sq m

Garage Area 298 sq ft - 28 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.