



Middleton Close, Cambridge CB4 1DG

welcome to

Middleton Close, Cambridge

Presented to an exacting standard throughout this modern four-bedroom semi-detached residence is nestled within a charming, private cul de sac situated just off Milton Road, offering quick and easy access to the Science Park, Cambridge North and the heart of the City Centre.

Entrance Hall

there is welcoming Entrance Hall with stairs leading to the first floor, wood flooring, inset spot lighting and doors to:-

Cloakroom

which comprises of a low level W.C and wash hand basin.

Kitchen/Breakfast

comprising of an inset stainless steel sink unit. Integrated dishwasher. A range of top and base units with work surfaces over. Electric oven. Gas hob. Electric extractor fan. Integrated fridge/freezer/ Breakfast bar area. Double glazed window to front aspect.

Open Plan Living/Diner

a generous open plan living/dining room which is light and airy going right across the back of the property with direct access to the west facing rear garden. Wood flooring with under floor heating. Inset spot lighting.

First Floor Landing

with stairs leading up to the Master suite. Double glazed window to front aspect. Airing cupboard. Doors to:-

Bedroom 2

a generous double bedroom with double glazed window to front aspect. Built in wardrobe. Door to:-

En-Suite

low level W.C. Wall mounted wash hand basin. Shower cubicle. Heated towel rail. Tiled surround. Electric shaver point.

Bedroom 3

another double bedroom with vaulted ceiling and velux windows.

Bedroom 4

another double bedroom with double glazed window to front aspect.

Family Bathroom

comprising of a low level W.C. Wash hand basin. Panelled bath. Heated towel rail. Opaque double glazed window. Tiled surround.

Second Floor

double glazed window to side aspect. Door to:-

Master Bedroom

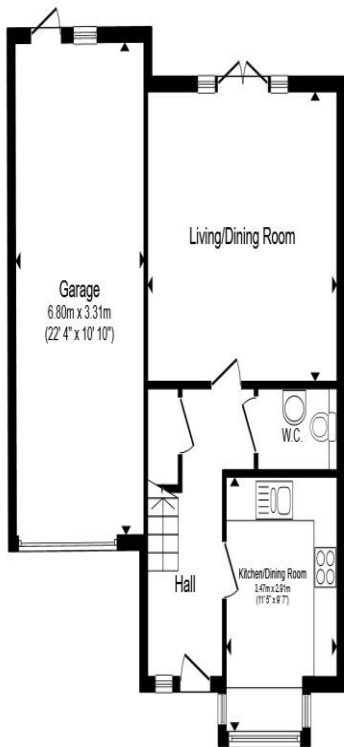
a generous double bedroom with vaulted ceiling and velux windows.

En-Suite

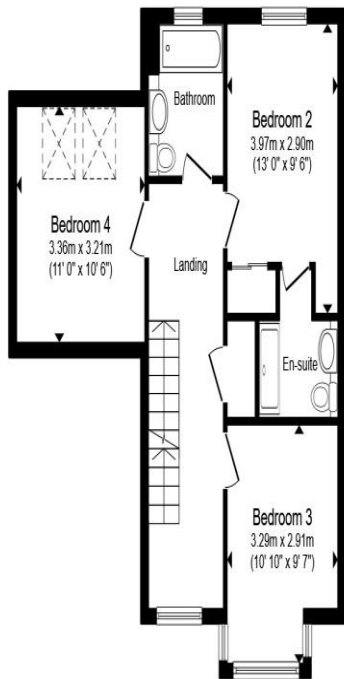
low level W.C. Wall mounted wash hand basin. Shower cubicle. Heated towel rail. Tiled surround. Electric shaver point.

Outside

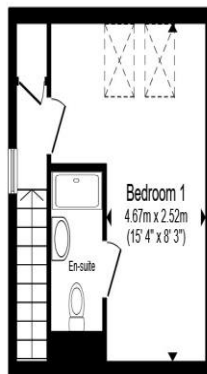
the property benefits from a driveway giving off road parking and in turn access to the single garage with up and over door. The rear garden is enclosed and laid mainly to lawn with an extensive paved patio area along with raised beds and borders.



Ground Floor



First Floor



Second Floor

Total floor area 141.0 m² (1,518 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Middleton Close,
Cambridge

- Semi Detached Family Home
- Four Bedrooms
- Open Plan Living/Diner
- Kitchen/Breakfast
- Cloakroom

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£695,000



view this property online sequencehome.co.uk/Property/HIS100351



Property Ref:
HIS100351 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Tylers is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



01223 214400



histon@tylers.net



19 High Street, CAMBRIDGE, Cambridgeshire,
CB24 9JD



sequencehome.co.uk