

ENTRANCE HALLWAY Glass panelled double glazed external door, airing cupboard, loft access, coving, radiator, engineered wood flooring, doors leading to downstairs cloakroom, kitchen, living room, bedrooms, bathroom and double wooden doors to storage.

DOWNSTAIRS CLOAKROOM Obscured double glazed window to side aspect, wall mounted wash basin with tiled splash back, low level w.c, radiator, coving, engineered wood flooring.

LIVING ROOM 19' 7" x 16' 3" (5.97m x 4.96m) Double glazed sliding patio doors leading to garden, radiator, coving, large fireplace with wood burning stove.

BEDROOM ONE 11' 7" x 11' 3" (3.55m x 3.45m) Double glazed bay window to front aspect, radiator, coving, double wardrobe storage.

EN-SUITE Obscured double glazed window to side aspect, three piece suite comprising fully tiled shower cubicle with rain fall showerhead, wash hand basin with vanity cabinet under, low level w.c, radiator, fully tiled walls and floor.

BEDROOM TWO 11' 8" x 11' 0" (3.56m x 3.36m) Double glazed window to rear aspect, double wardrobe storage, radiator.

BEDROOM THREE 11' 7" x 10' 11" (3.55m x 3.34m) Double glazed window to rear aspect, radiator, coving.

BATHROOM Obscured double glazed window to front aspect, three piece suite comprising panel enclosed p-shape bath with shower over, low level w.c, wall mounted wash hand basin, wall mounted heated towel rail, coving, fully tiled walls and floor.

KITCHEN 14' 7" x 14' 4" (4.45m x 4.37m) Double glazed windows to side and rear aspect, range of matching base and wall mounted units with worksurfaces over, inset sink unit with drainer, built in double oven, four ring gas hob with extractor over, space for fridge/freezer, space and plumbing for dishwasher, breakfast bar, radiator, coving, tiled floor.



UTILITY ROOM 10' 2" x 8' 8" (3.12m x 2.66m) Double glazed window to side aspect, double glazed door to rear garden, floor mounted units, space for additional fridge/freezer, space and plumbing for washing machine, inset stainless steel sink unit with drainer, wall mounted gas boiler, door to storage, radiator, coving.

OUTSIDE To the front of the property there is a shingle driveway providing off road parking for two/three vehicles leading to a double garage and gated side access. The rear garden is laid to lawn with patio area, mature plant and shrub borders, all enclosed by brick walling.



Ground Floor



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36a Butt Lane, Milton, Cambridge,
CB24 6DG

£450,000 Freehold

A three-bedroom detached bungalow situated at the end of a quiet cul-de-sac of two bungalows within Milton just 0.9 miles away from the Milton Country Park. This home provides great living space with large rooms throughout the entire property that is completed with a wraparound garden and double garage.



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