

ENTRANCE HALL Doors leading to ground floor rooms.

GROUND FLOOR CLOAKROOM Obscured window to side. WC, hand basin inset to vanity unit with built in storage and work surface over, inset sink unit with mixer tap and tiled splashback, chrome heated towel rail, tiled floor.

UTILITY ROOM 8' 0" x 5' 8" (2.44m x 1.73m) Double glazed window to front. Range of fully fitted wall and base units with rolled edge worktop surface over and return splashback, stainless steel circular sink unit and mixer tap, plumbing and space for washing machine, radiator, doors to office and converted garage.

OFFICE 10' 4" x 7' 11" (3.15m x 2.41m) Double glazed window to side, double radiator.

CONVERTED GARAGE 16' 2" x 7' 3" (4.93m x 2.21m) Double glazed window to front and timber and glazed door, double glazed window and door to garden. Vaulted ceiling with mezzanine floor, providing further storage.

DINING ROOM 14' 4" x 11' 1" (4.37m x 3.38m) Double glazed full height window to rear, bespoke handbuilt oak staircase, open plan to living room, door to kitchen, radiator, tiled floor.

KITCHEN/BREAKFAST ROOM 11' 7" x 8' 10" (3.53m x 2.69m) Double glazed window to front. Range of fully fitted wall and base units with solid wood butchers block work surface over and return splashback, inset stainless steel sink unit and mixer tap. Double built in oven, induction hob and matching stainless steel extractor with glass splashback, integrated fridge, freezer and dishwasher, radiator, tiled floor.

LIVING ROOM 23' 7" x 11' 10" (7.19m x 3.61m) Double glazed full height window to front, French doors to garden. Multi fuel burning stove inset to fire place, two radiators, tiled floor.

FIRST FLOOR LANDING Double glazed window to side, doors off, airing cupboard housing hot water tank and shelving, engineered oak floor.



BEDROOM ONE 12' 1" x 10' 2" to wardrobes (3.68m x 3.1m) Double glazed window to side, double built in wardrobe with shelving and hanging, radiator.

SHOWER ROOM WC, hand basin, tiled quadrant corner shower cubicle with electric shower, half tiled walls, chrome heated towel rail, extractor fan, tiled floor.

BEDROOM TWO 12' 2" x 11' 5" (3.71m x 3.48m) Double glazed window to front, radiator.

BEDROOM THREE 11' 2" x 8' 11" (3.4m x 2.72m) Double glazed window to side, radiator.

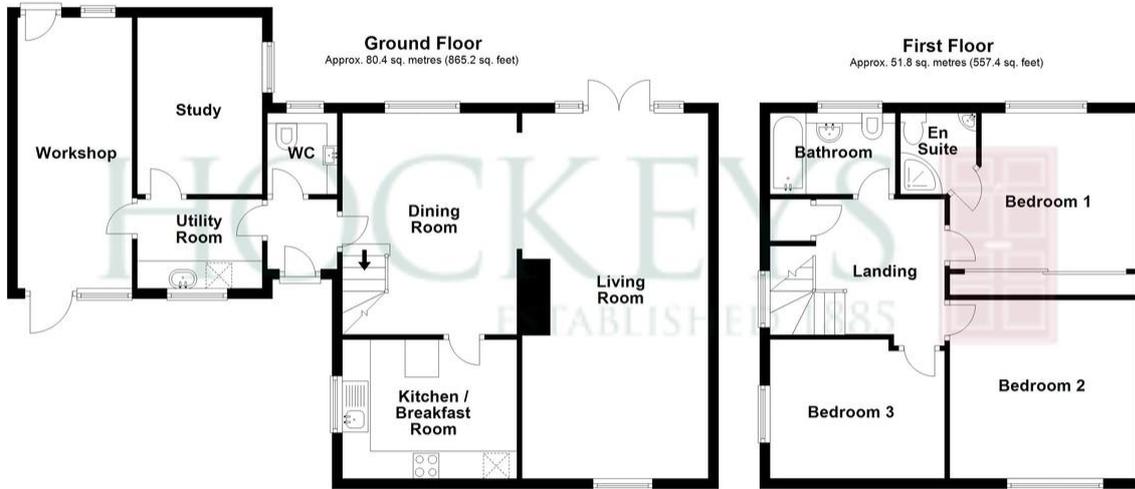
BATHROOM Obscured double glazed window to rear, W.C hand basin inset to vanity unit with built in storage, bath with chrome shower fitting and tiled walls, chrome heated towel rail and tiled floor.

PARKING AND GARDENS To the front of the property is a gravel driveway providing off road parking. Gated access to the side leading to the rear garden which has been professionally landscaped.

Accessing the garden via the living room there is a sandstone patio with brick weave path, covered loggia. Walled corner plot garden with various flowers and shrubs set to borders and beds including olive tree. Second loggia with further patio accessed via the garage. Water feature, arch leads to side garden which is enclosed by fencing with various fruit trees, raised timber vegetable growing beds and hard standing for a shed.

LOCATION A particularly popular village, which is just 3 miles from Cambridge also offers easy access to M11. The village enjoys a lively community and possesses all usual facilities plus a Tesco Superstore and a highly regarded primary school. This area is also within close proximity to the Science Park. The River Cam is a mile or so away, as are excellent walks through the approaching Fenland countryside. Cambridge North Railway Station opened in May 2017, located in Chesterton close to Cambridge Science Park, connects to the Guided Busway and provides an interchange with Park and Ride and local bus services. There are also wonderful walks and cycle paths to enjoy in Milton Country Park, a short walk from the property.





Total area: approx. 132.2 sq. metres (1422.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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15 Pearson Close, Milton,
Cambridge, CB24 6YS

£540,000 Freehold

Situated within a small close of similarly sized detached homes, this particularly well presented and extended property offers versatile and well planned accommodation. The ground floor comprises entrance hall with utility room and ground floor wc, leading on to a study and useful extension, currently used as storage but could easily become a garage. The open plan living/dining room includes a multi fuel stove, bespoke oak staircase and French doors lead to the professionally landscaped garden. The modern kitchen/breakfast room completes the ground floor. The first floor comprises a galleried landing, three double bedrooms and both modern family and en suite bathroom. The side garden is designed to offer a vegetable growing area, this extends to the pretty, walled rear garden which is paved for low maintenance and includes well stocked borders.



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