



**95 The Sycamores
Cambridge, Cambridgeshire CB24 6XJ
Guide price £585,000**

MA
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95 The Sycamores, Cambridge, Cambridgeshire CB24 6XJ

Morris Armitage are delighted to offer for sale this much improved and well-maintained detached family home. Located in the most sought after village of Milton and walking/cycling distance to Cambridge North Railway Station. Moments from a range of amenities including a Tesco superstore, regular bus service to Cambridge Science Park, Milton Church of England Primary School, The Cygnets Pre-School. Easily accessible to the A14/M11, Newmarket and Ely.

Accommodation in brief comprises entrance hall, W/C, dual aspect lounge, dining room, kitchen, utility room, four bedrooms (ensuite shower room to bedroom 1) and a family bathroom. Complete with gas fired central heating and double glazing throughout.

Externally the property benefits from a fully landscaped and low maintenance rear garden with lawn, patio seating area, bin storage area and raised beds. Accessible from the garden is the double garage with a generous sized driveway to front.

To view, please ask for a member of the sales team. Viewings strictly by appointment only.

Accommodation Details

Entrance Hall

Engineered wood flooring, alarm, radiator, nest heating controls. Stairs to 1st floor.

Lounge 18'6" x 11'5" (5.64m x 3.48m)

Engineered wood flooring, gas fireplace with marble surround and half brick surround. Sliding patio doors to the rear and box bay window to the front aspect.

Dining Room 11'1" x 8'0" (3.40m x 2.46m)

Window to rear aspect, radiator and engineered wood flooring.

Kitchen 11'1" x 7'10" (3.38m x 2.39m)

Fitted with a range of eye and base level units with work top surfaces, electric fan assisted oven, 4 ring induction hob with stainless steel extractor hood, one and a half stainless steel sink, built-in fridge/freezer, plumbing for dishwasher, tiling to splash back areas and window to rear aspect.

W/C

Low level W/C, pedestal wash hand basin, radiator, obscured window to side aspect, tiling to walls and door to under stairs storage cupboard.

Utility Room

Wall mounted boiler (1 and half year old), plumbing for washing machine, space for the tumble dryer, tiling to floor, door to the side with obscured glass.

Landing

Storage airing cupboard, doors to all bedrooms, loft hatch.

Bedroom 1 12'4" x 9'1" (3.78m x 2.77m)

Window to the rear, radiator and door to the ensuite shower room.

Ensuite Shower Room

Refitted en-suite shower room, low level W/C, vanity unit with wash hand basin, fully tiled walls and floor, inset shower and window to the front aspect.

Bedroom 2 10'5" x 9'6" (3.18m x 2.92m)

Window to rear aspect and radiator.

Bedroom 3 8'11" x 7'6" (2.72m x 2.31m)

Window to front aspect and radiator.

Bedroom 4 9'6" x 7'6" (2.92m x 2.29m)

Window to rear aspect and radiator.

Family Bathroom

Refitted suite comprising panel sided bath with shower over and shower screen, low level W/C, vanity unit with wash hand basin, tiling to floor and walls, obscured window to front aspect and radiator.

Garden & Parking

Patio seating area, raised beds, outside water tap, side gate and access to double garage.

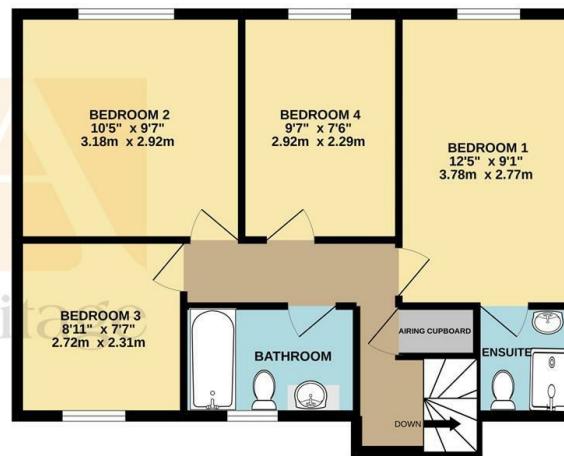
Block paved driveway with ample space for 2 large vehicles.



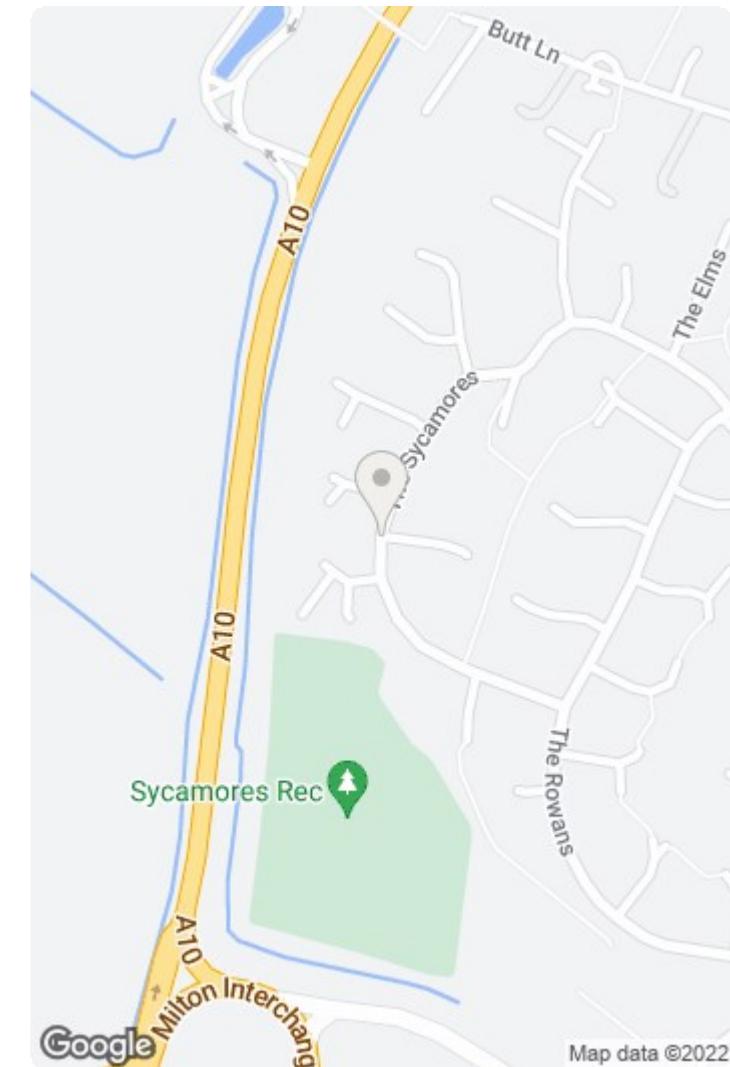
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
EU Directive 2002/91/EC		77	63

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		77	63

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

