



An immaculate four bedroom modern townhouse

6 Sorbus Walk, 245 Milton Road, Cambridge CB4 1XQ

Freehold



Open plan living accommodation • High spec kitchen with Corian work surfaces • Control4 media system throughout the house • NHBC warranty • close to city centre

Local information

- Cambridge Science and Business Park along with St Johns Innovation Park approximately one mile away.
- Historic Cambridge city centre approximately 1.75 miles away.
- Cambridge North railway station approximately one mile away with services to London from around one hour.
- Schools for all ages in state and independent sectors available nearby.

About this property

6 Sorbus Walk is a modern house built in 2018 by reputable local developers, Dudley Developments. The house is laid out over three floors and provides well thought out accommodation for modern family life.

On the ground floor the open plan space goes back to front allowing light to flood the space at all times of day, with numerous light wells adding to it. At the front is a seating area with a large bay window that communicates well with the kitchen area. The kitchen, with Corian work surfaces is well equipped with Neff appliances including induction hob and 'Slide and Hide' oven. The current owners have had a matching 'island' built to provide extra surface area and storage, which can be moved to the side of the room when not in use. Behind a sliding door is a decoratively tiled cloakroom and the stairs up to

the first floor. Two steps down separate the space stylishly and lead you in to the dining area with ample space for a dining table. Built-in storage houses a media centre (with Control4 home media system and Cat4 cabling). At the rear of the room is the living room with a feature ethanol fire and Velfac glazed wall with sliding doors out to the landscaped garden. There is underfloor heating throughout the ground floor.

On the first floor is the master suite with a bay window at the front, Nicholas Anthony bespoke wardrobes and en suite with Duravit sanitaryware and oversized, walk-in shower. Also on this level is a laundry room, a family bathroom (with shower over bath) and a double bedroom at the back with double windows looking over the roof garden. On the top floor are two further double bedrooms.

Outside, the garden has been landscaped to create different zones with lighting installed to compliment the landscaping in the evening. A path leads down to a recently built home office with both heating and power and just beyond is a large shed with power. There is parking for two cars at the front of the house.

Tenure

Freehold

EPC rating = C

Viewing

Strictly by appointment with Savills

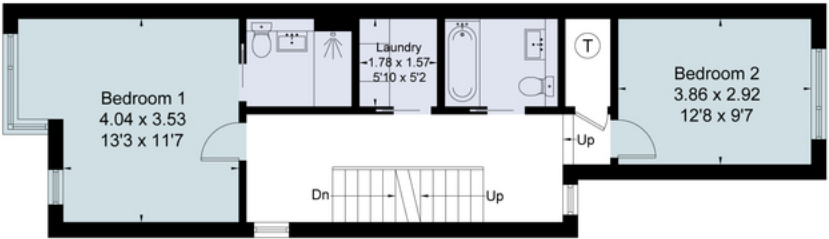




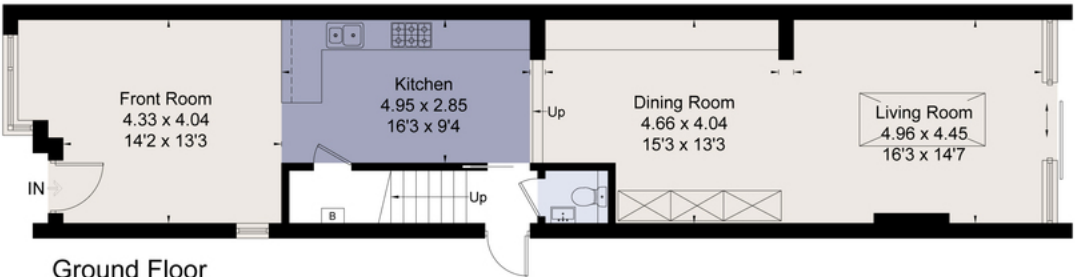
Approximate Area = 164.3 sq m / 1768 sq ft
For identification only. Not to scale.
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Second Floor

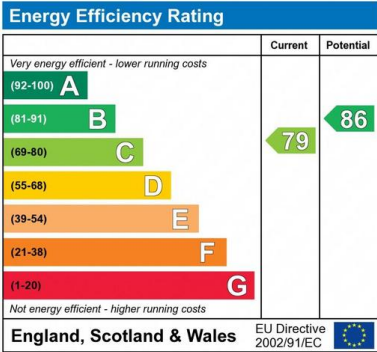


First Floor



Ground Floor

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