



Pottrill  
Holland

Property Agents

2 Sorbus Walk, 245 Milton Road  
Cambridge

Guide Price £800,000





## 2 Sorbus Walk, Milton Road

### Cambridge

**2 Sorbus Walk** is located in a select development of just six beautiful, contemporary homes crafted in 2018 by Dudley Developments, a renowned local developer. Spread across three floors, it epitomises modern living. It is superbly situated to be less than a mile to the Cambridge Science Park, guided busway and just over a mile cycle to Cambridge North Train Station.

The ground floor boasts an open-plan layout from front to back, that allows daylight to flood in all day long where light wells add to the luminosity of the space. At the front, a cosy reception area with a bay window connects seamlessly to a well-equipped kitchen with Corian work surfaces, Neff appliances, and a breakfast bar. A discreet sliding door leads to a tiled cloakroom and the staircase to the first floor.

The family room, separated by two steps, has built-in storage with a media centre that houses a Control4 home media system. The living room at the back features a Velfac glazed wall with sliding doors that open onto a private rear garden. The entire ground floor has the benefit of underfloor heating.

The first floor comprises the principal master bedroom, with a front-facing bay window, built-in floor-to-ceiling wardrobes, and an ensuite with a walk-in shower. This level also has a convenient laundry room, a family bathroom, and a double bedroom at the rear with dual windows and views of the roof garden.

The top floor has two additional double bedrooms, completing the sophisticated living spaces of this modern home.





## 2 Sorbus Walk

Outside, the garden stretches to approximately 85ft in length and comprises a brick-paved patio area adjacent to the house, a turf section in the middle and a patio area with a shed at the rear. There is side access round to the front of the property where off-street parking is allocated for two cars in tandem.

### Agents Note:

EPC Band: C

Cambridge City Council - Band F - £3,071.12 PA

All main services are connected.

### Location:

Sorbus Walk in Cambridge's King Hedge's Ward is conveniently located near Cambridge Science Park, Cambridge North Station, and the A14. This charming city seamlessly blends ancient traditions with modern innovation, with stunning college buildings, cobblestone streets, and lush green spaces like Parker's Piece. Cambridge is a haven for scholars and intellectuals, while also being a hub of technological innovation with the Silicon Fen. Punting along the River Cam offers breathtaking views of the colleges and bridges, and the vibrant city centre is filled with historic pubs and diverse eateries.

### Key Features

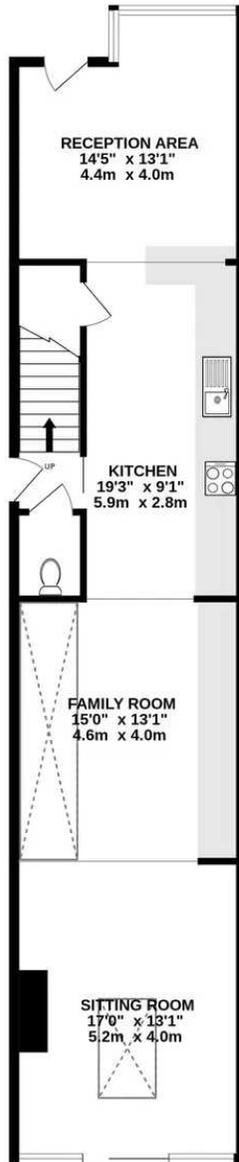
- Four Double Bedrooms
- Semi-Detached Home
- Constructed In 2018
- Off-Street Parking
- Fitted With Neff Appliances
- Open Plan Ground Floor Layout
- En-Suite Shower Room & Family Bathroom
- Approximately A Mile From Cambridge Science Park



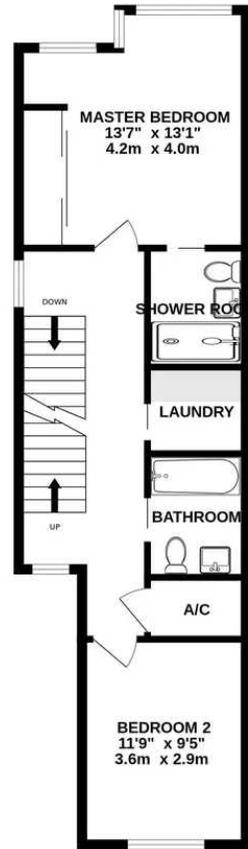




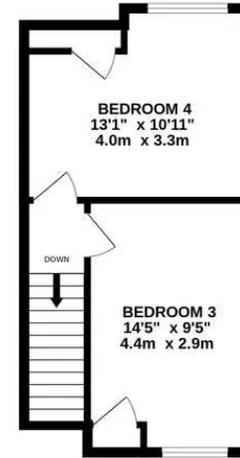
GROUND FLOOR  
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



2ND FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 1705 sq.ft. (158.4 sq.m.) approx.

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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## Pottrill Holland Property Agents

12 Railey Road, Saffron Walden - CB11 3EN

07751 886249

[info@pottrillholland.co.uk](mailto:info@pottrillholland.co.uk)

<http://www.pottrillholland.co.uk>

