



75 Mortlock Gardens, Abington

Minors & Brady



75 Mortlock Gardens

Abington, Cambridge

Homes in Abington that offer this blend of space, flexibility and countryside connection are always appealing, and this extended semi-detached residence captures that lifestyle effortlessly. Set along a quiet cul-de-sac, it brings together a bright living space opening to the garden, a well-arranged kitchen with breakfast bar, a formal dining room and two additional ground-floor rooms that adapt easily to home-working, play or multi-generational living. Three comfortable bedrooms enjoy pleasant outlooks, with rear views stretching across open fields. The garden provides a generous outdoor setting with a patio, lawn, established beds, a summerhouse and gated access straight onto rural walks, while a driveway and single garage add everyday convenience. Altogether, it's a home shaped for relaxed village living with the versatility to suit changing needs.



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- Extended semi-detached residence positioned down a quiet, residential cul-de-sac in Abington, Cambridgeshire
- Over 1,200sqft of well-presented accommodation that is spacious and flexible, ready for you to adapt to your own preferences and style
- Rural countryside fields at the rear of the property, with gated access directly onto them
- Kitchen fitted with a range of cabinetry, an integrated oven, under-counter areas for your appliances and a breakfast bar unit
- Formal dining room for family meals and a light-filled living room with French doors that open out to the garden
- Two flexible study's that are suitable for home-working, or alternatively a playroom for children, a cosy snug or accommodation for multi-generational living
- Ground-floor shower room and a first-floor family bathroom, both comprising modern three-piece suites
- Three bedrooms offering comfort and privacy, one of which is complemented by built-in wardrobes
- A generous-sized garden that is well-maintained, featuring a patio for outdoor seating, a laid to lawn, established beds, summerhouse and a timber storage shed
- A driveway providing off-road parking and a single garage for storage use



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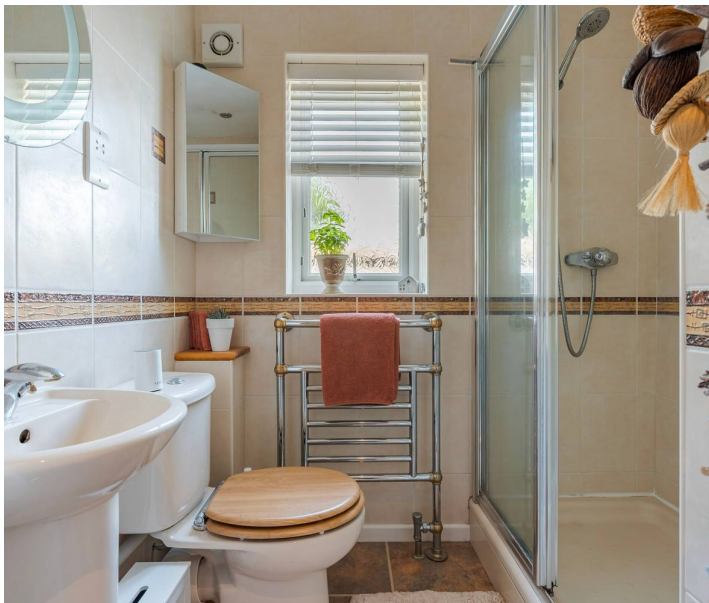
The Location

Mortlock Gardens enjoys a village setting within Great Abington, with Cambridge city centre typically around ten minutes away by car, keeping both daily commuting and weekend plans straightforward.

Families have a good spread of schooling nearby: Abington Primary sits within the village, while Linton Village College remains the closest secondary. Additional options include Great Abington Primary's federation partner in Little Abington, Holme Court School for specialist provision, and The Perse Prep and Senior Schools in Cambridge for independent education.

Green space is easy to reach, with Abington Recreation Ground close by and Wandlebury Country Park offering woodland trails and open chalk grassland just a short drive along the A1307. Transport links are practical, with the A11 and A1307 connecting quickly towards Cambridge, Saffron Walden and Newmarket.

The area supports a relaxed lifestyle, with countryside walks, local pubs and quick access to Cambridge's cultural, academic and dining scene, giving Mortlock Gardens a well-rounded mix of village calm and city convenience.



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Extended semi-detached homes in Abington are always sought-after, and this particular property offers a thoughtful balance of space, flexibility and a welcoming atmosphere that suits a wide range of lifestyles.

Positioned along a quiet residential cul-de-sac, it presents over 1,200sqft of well-arranged accommodation, giving you the freedom to tailor each area to your own preferences while enjoying a comfortable, well-maintained home.

The entrance hall introduces the property with a warm and practical feel, leading through to a kitchen designed for everyday use. A range of cabinetry provides ample storage, complemented by an integrated oven and under-counter spaces for appliances. The breakfast bar creates a natural hub for casual dining, morning routines or simply a place to pause during the day.

Beyond this, the formal dining room offers a dedicated setting for family meals and gatherings, while the living room brings a bright and relaxed ambience, enhanced by French doors that open directly onto the garden.

Two additional rooms on the ground floor add valuable versatility. They are ideal for home-working, but their adaptable nature means they can easily become a playroom, a snug or accommodation for multi-generational living.



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Upstairs, three well-proportioned bedrooms provide comfort and privacy. One benefits from built-in wardrobes, and the rear rooms enjoy views across open fields, offering a gentle reminder of the property's rural surroundings and the sense of calm that comes with village living.

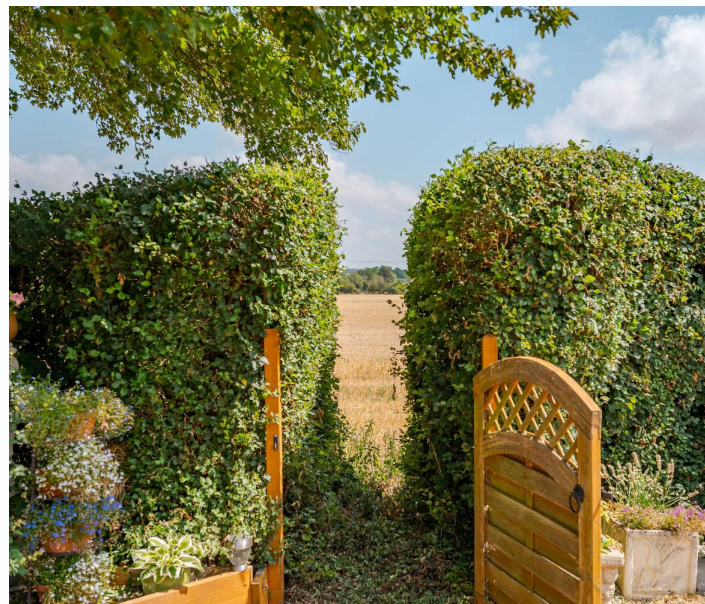
The garden is a generous outdoor space, arranged with a patio for seating, a lawn, established beds and a summerhouse that adds an appealing extra dimension for hobbies or quiet moments. A timber shed provides further storage, and gated access at the rear leads directly onto countryside fields, creating a rare opportunity to enjoy rural walks from your own back gate.

To the front, a driveway offers off-road parking and leads to a single garage, ideal for storage or practical household use.

Altogether, this is a home that blends village charm with everyday convenience. Its adaptable layout, peaceful cul-de-sac setting and direct access to open countryside make it an appealing choice for buyers seeking a property that can evolve with their needs while offering a comfortable base in a well-regarded Cambridgeshire location.

Agents Notes

Freehold



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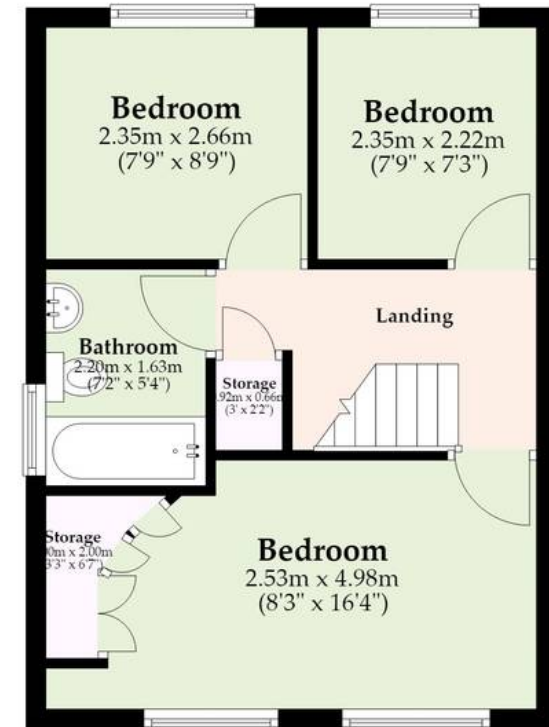
Ground Floor

Approx. 78.5 sq. metres (844.9 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.6 sq. feet)



Total area: approx. 112.9 sq. metres (1215.5 sq. feet)

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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.

Plan produced using PlanUp.

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