



Spencer Drive, Melbourn, SG8 6HP



Spencer Drive

Melbourn,
SG8 6HP

- Highly Desirable Village Location
- Adaptable Accommodation
- Extended Accommodation
- Gated Driveway
- Central Location
- Detached Double Garage
- No Onward Chain

A most impressive, detached home that has been recently modernised and extended. The property is centrally located within the highly desirable village of Melbourn which provides an excellent range of local amenities, many of which are within a short walk of the property itself.

4 3 2

Guide Price £700,000





LOCATION

The village is also well placed for access to major routes and for the commuter there is a train station within a mile in the neighbouring village of Meldreth and a further station in Royston which is just 4 miles away, offering links directly into London and Cambridge. The university city of Cambridge is 10 miles away.

OUTSIDE

The property benefits from a fully enclosed gated driveway leading to a detached double garage with external lighting, there is also a feature gravel area/ pathway leading to the entrance door.

The fully enclosed rear garden is mostly laid to lawn with a patio area, feature beds and shrubs, a storage shed, external lighting and side access.

GROUND FLOOR

ENTRANCE HALL

With windows to the front aspect, part glazed front door, stairs to the first floor, under stairs cupboard, doors.

GUEST CLOAK/SHOWER ROOM

With a window to the front aspect, wall mounted wash basin, chrome mixer tap, corner shower with wall mounted Aqualisa electric power shower, glass/chrome sliding doors, eco flush wc, white vertical radiator, tiled walls, ceiling down lights.

STUDY/BEDROOM FOUR

With windows to the front and side aspects.

DINING ROOM

windows to the front and side aspects.

LOUNGE

With window to the side aspect, gas living flame driftwood fireplace, sliding patio doors to the terrace.

KITCHEN/BREAKFAST ROOM

With windows to the side aspect, eye and base level units, under unit lighting, Quartz counter and breakfast bar, matching upstands and back plate, inset Neff induction hob, undermounted one and a half stainless steel sink and drainer, chrome upstand mixer tap, integrated chest height Neff ovens, integrated fridge freezer, integrated dishwasher, white vertical radiators, 'French' doors to the terrace, single part glazed door to the terrace, ceiling down lights, door to:

UTILITY/BOOT ROOM

With window to the front aspect, counter with inset stainless steel sink and drainer, chrome mixer tap, base units, space for washing machine.

FIRST FLOOR

LANDING

With storage cupboard, cupboard housing boiler, loft access via hatch, doors to:

PRINCIPAL BEDROOM

With window to the side aspect, ceiling downlights, door to en suite shower room.

EN-SUITE SHOWER ROOM

With window to the side aspect, contemporary suite comprising; low level wc with hidden cistern and eco flush button, counter with inset wash basin with chrome mixer tap and cupboards below, large walk in shower with drencher head and separate wall mounted hand held shower head, part tiled walls, ceiling downlights, extractor fan.

BEDROOM 2

With window to the side aspect, eaves storage cupboards.

BEDROOM 3

With window to the side aspect, eaves storage cupboard.

FAMILY BATHROOM

With suite comprising; low level wc with hidden cistern and eco flush button, vanity unit with inset wash basin and chrome mixer tap, bath with chrome mixer tap and separate hand held shower head attachment, part tiled walls, ceiling downlights, extractor fan.

MATERIAL INFORMATION

Tenure - Freehold
Council Tax Band - E







Approximate Gross Internal Area 1755 sq ft – 163 sq m
 Ground Floor Area 894 sq ft – 83 sq m
 First Floor Area 861 sq ft – 80 sq m
 Garage Area 325 sq ft – 30 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Local Authority - South Cambridgeshire

District Council



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.