



Victoria Way, Melbourn, SG8 6FE

CHEFFINS

Victoria Way

Melbourn,
SG8 6FE

A high specification five bedroom detached family home offering versatile living arranged over three floors located in the highly sought after South Cambridgeshire village of Melbourn.

LOCATION

The village is 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 distant offering links directly into London and Cambridge. The university city of Cambridge is 10 miles away.

5 2 2

Guide Price £625,000





OUTSIDE

The front of the property offers driveway parking leading to a single garage. There is also a pathway leading to the entrance door with mature shrub borders.

The fully enclosed rear garden is mainly laid to lawn with a large patio area and gated side access.

ENTRANCE HALL

Entrance door, storage cupboard, under stairs storage cupboard, stairs to the first floor, oak wood flooring, doors to:

LOUNGE

with windows to the front and side aspects, bi-fold doors to the garden, oak wood flooring, fireplace with wood burning stove.

OPEN PLAN KITCHEN/DINING ROOM

with window to the front aspect, two sets of bi-fold doors opening to the garden, matching eye and base level units, black Nero granite worktop and breakfast bar, Franke under-mounted stainless steel bowl and a half sink, monobloc chrome mixer tap, integrated Bosch stainless steel double oven, Bosch stainless steel 5 burner gas hob, Bosch stainless steel and glass hob extractor units, Bosch integrated dishwasher, Bosch fully integrated fridge freezer, wine cooler, tiled floor, door to the garage, door to the utility room.

UTILITY ROOM

with window to the rear aspect, fitted kitchen units with preparation counter, space and plumbing for washing machine and tumble dryer, tiled floor, door to the guest cloakroom.

CLOAKROOM

with window to the rear aspect, low level wc with eco flush, wall mounted hand wash basin, tiled floor.

FIRST FLOOR LANDING

with doors to:

PRINCIPLE BEDROOM

Windows to the front and side aspects, open to dressing area

DRESSING AREA

with window to the rear aspect, Integral wardrobe, door to the en-suite shower room.

EN-SUITE SHOWER ROM

with window to the rear aspect, contemporary suite comprising: low level wc, wall mounted vanity unit with inset wash basin, glass and chrome shower enclosure, chrome heated towel rail, tiled floor, part tiled walls, extractor fan.

BEDROOM 2

with window to the rear aspect, integral wardrobe.

BEDROOM 5

with window to the front aspect, integral wardrobes.

FAMILY BATHROOM

with window to the rear aspect, contemporary three piece suite comprising: low level wc with eco flush, wall mounted wash basin with tiled splashbacks, enclosed bath with integrated shower over, tiled floor part tiled walls, chrome heated towel rail.

SECOND FLOOR LANDING

with doors to:

BEDROOM 3

Velux window.

BEDROOM 4

Velux window.

MATERIAL INFORMATION

Tenure - Freehold
Council Tax Band - E





Energy Efficiency Rating	
Current	Potential
84	94
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	
England & Wales	
EU Directive 2002/91/EC	

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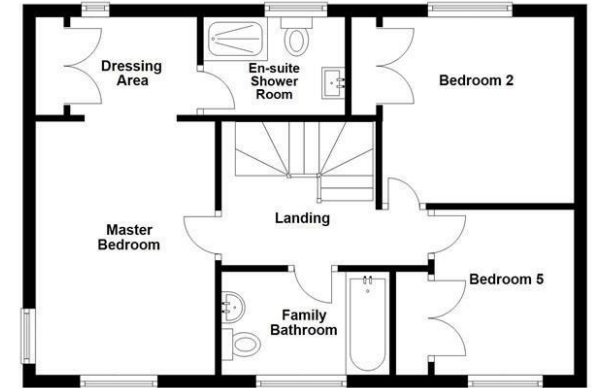
Local Authority - South Cambridgeshire

District Council

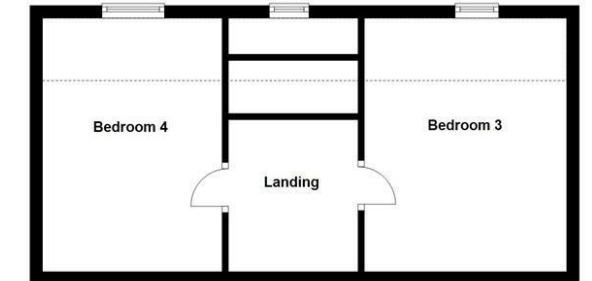
Ground Floor
Approx. 80.2 sq. metres (863.4 sq. feet)



First Floor
Approx. 49.3 sq. metres (530.9 sq. feet)



Second Floor
Approx. 34.0 sq. metres (366.1 sq. feet)



Total area: approx. 163.6 sq. metres (1760.4 sq. feet)
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE. - - - Denotes restricted head height
Plan produced using PlanUp.

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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.