



Haggers Close, Melbourn, SG8 6HY

**CHEFFINS**



## Haggers Close

Melbourn,  
SG8 6HY

- Driveway parking for two cars
- Central village location
- Well presented throughout
- Three bedrooms
- 1.2 miles from Meldreth rail station with links to London Kings Cross and Cambridge

A well presented and generously proportioned three bedroom end of terrace home, occupying a central position within this highly sought after south Cambridgeshire village, offering easy access to the surrounding amenities. The bright and spacious accommodation extends to 931 sq. ft. arranged over two floors with the added benefit driveway parking for two cars.

3 1 2

**Guide Price £375,000**





## LOCATION

Melbourn epitomizes the ideal blend of modern convenience and rural charm. Situated a mere 10 miles from Cambridge, the village enjoys easy access to the A10 and M11 motorway, ensuring seamless road connections to major cities such as London and Cambridge. Melbourn itself boasts a wealth of amenities, including schools, shops, healthcare facilities, and recreational spaces, fostering a self-sufficient community. Residents can savor the tranquility of countryside living while benefiting from a wide range of services, all within reach.



**GROUND FLOOR****ENTRANCE PORCH**

With window to the front aspect, entrance door, tiled floor, door to

**INNER HALLWAY**

With stairs to the first floor, storage cupboard housing boiler and space for tumble dryer, further storage cupboard with space and plumbing for washing machine, door to the garden, doors to

**KITCHEN / BREAKFAST ROOM**

With window to the front aspect, range of matching eye and base level units, oak counter with inset sink and a half with drainer and chrome mixer tap over, inset four ring electric hob with chimney style extractor hood over, integrated oven and dishwasher, space for fridge freezer, wood effect tiled floor

**LIVING ROOM**

With sliding patio door to the garden, wood effect flooring

**GUEST CLOAKROOM**

With window to the front aspect, low level wc with eco flush button, hand wash basin with chrome mixer tap over, tiled floor

**FIRST FLOOR**

with loft access via hatch, cupboard housing hot water cylinder, door to

**BEDROOM ONE**

With window to the front aspect

**BEDROOM TWO**

With window to the rear aspect

**BEDROOM THREE**

With window to the rear aspect

**FAMILY BATHROOM**

With window to the front aspect, suite comprising; low level wc with hidden cistern and eco flush button, vanity unit with inset basin with chrome mixer tap over and 'b' shaped bath with shower over, part tiled walls, wood effect flooring

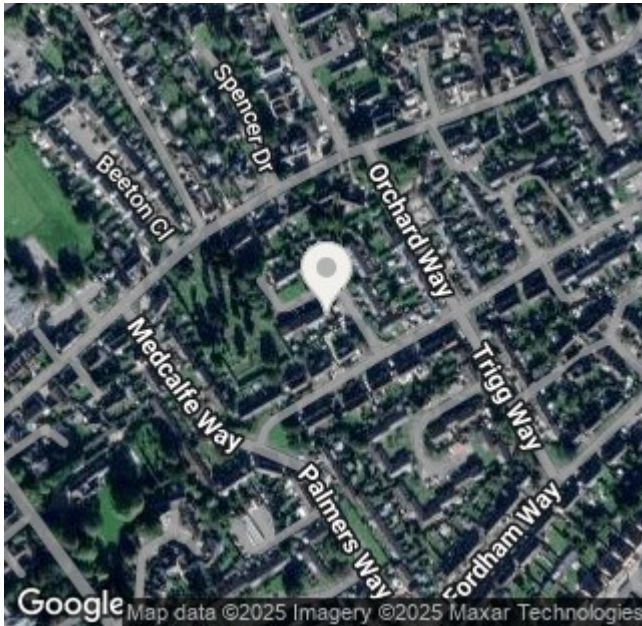
**OUTSIDE**

The fully enclosed rear garden enjoys a southerly aspect and is mostly laid to lawn with a patio area, well stocked feature flower beds, a storage shed, greenhouse, external lights, a further decked seating area and gated side access.

The front of the property benefits from a gravel driveway with parking for two cars leading to the entrance door and features a selection of shrubs, a low level timber fence and a mature hedgerow.



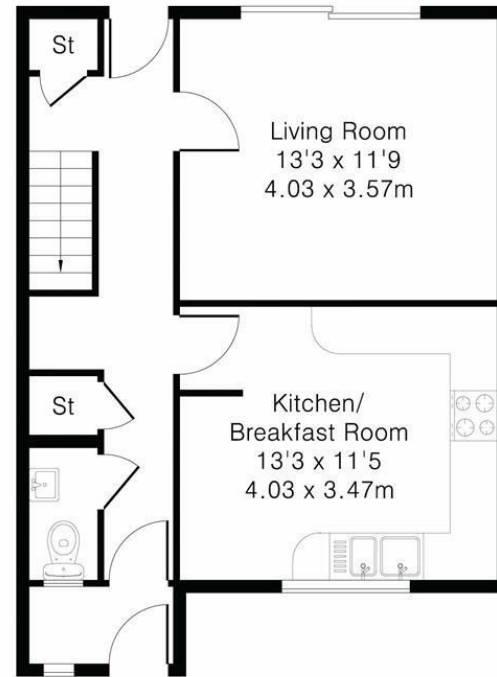




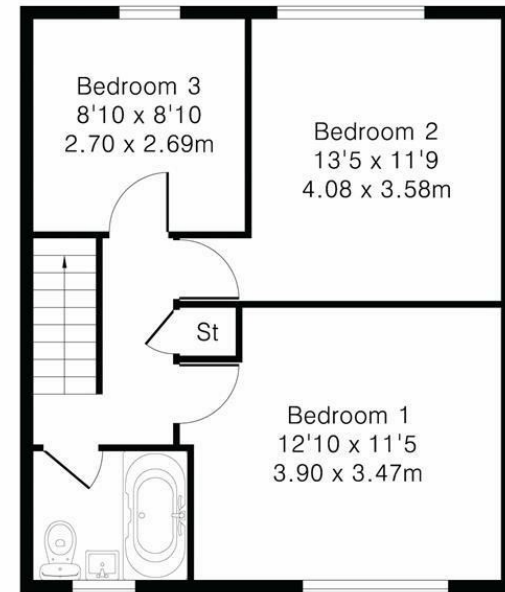
**Approximate Gross Internal Area 931 sq ft - 86 sq m**

Ground Floor Area 476 sq ft – 44 sq m

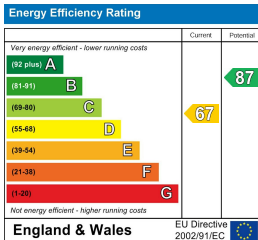
First Floor Area 455 sq ft – 42 sq m



Ground Floor



First Floor



Guide Price £375,000

Tenure – Freehold

Council Tax Band – C

Local Authority – South Cambridgeshire



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.