



Garden End, Melbourn, SG8 6HD



Garden End

Melbourn,
SG8 6HD

- Highly Sought After Central Village Location
- Five Bedroom Detached Home
- Ample Driveway Parking Leading to the Garage
- Secluded Garden to the Rear
- Well Presented Versatile Accommodation

A well presented and rarely available detached residence nestled within a peaceful leafy cul-de-sac, located in the centre of this highly sought after South Cambridgeshire village. The well planned, versatile accommodation extends to approximately 1652 sq.ft. with the first floor enjoying a most attractive view of rooftops and the village church.

5 2 2

Guide Price £795,000





LOCATION

Melbourn benefits from excellent communication links by rail to London Kings Cross and Cambridge and by road via the A10, A505, M11 the A1/M and the A14. Melbourn also benefits from having highly regarded schools both primary and Academy and there is good access to the private education in Cambridge. Melbourn is well serviced with its own Doctors and Dentist surgeries, convenience stores as well as a renowned Butchers /Delicatessen, Restaurant /Day Spa and Hostelryes.

OUTSIDE

The front of the property offers ample off road parking with a large block paved driveway, pathway leading to the entrance door and a lawn area with feature flower bed.

The fully enclosed rear garden is completely secluded and boasts a large wrap around patio, lawn area, storage shed, well stocked feature flower beds, an outside tap, external light and power and gated side access.

GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, stairs to the first floor, under stairs storage, wood effect flooring, doors to:

LOUNGE

With window to the side aspect, engineered oak flooring, gas living flame fireplace with marble hearth and surround, patio doors to the garden, glazed panelled door to the dining room

DINING ROOM

With window to the rear aspect, engineered oak flooring

KITCHEN/BREAKFAST ROOM

With window to the side and rear aspect, matching high gloss handleless eye and base level units, Corian worktop with undermounted sink and a half with drainer grooves, inset four ring induction hob with extractor hood over, breakfast bar, integrated appliances include; dishwasher, full height fridge, eye level double oven and microwave. Wood effect flooring, door to side access, open to utility area

UTILITY AREA

With window to the side aspect, range of eye and base level units, preparation counter with inset sink and drainer with chrome mixer tap, space and plumbing for washing machine and tumble dryer, wood effect flooring

STUDY

With window to the front aspect, wood effect flooring

GUEST CLOAKROOM

With wall mounted hand wash basin, low level wc, wood effect flooring

GARAGE

With up and over door, light and power, door to:

HOME OFFICE/GYM

With window to the side aspect, wood effect flooring

FIRST FLOOR

GALLERIED LANDING

With large airing cupboard, loft access via hatch, doors to:

PRINCIPAL BEDROOM

With window to the rear aspect, fitted wardrobes with mirrored sliding doors, door to en-suite shower room

EN-SUITE SHOWER ROOM

With window to the side aspect, suite comprising; low level wc, pedestal wash basin with chrome mixer tap, shower cubicle with glass and chrome door, wall mounted drencher head and separate handheld shower head, part tiled walls, chrome heated towel rail

BEDROOM 2

With window to the rear aspect

BEDROOM 3

With window to the rear aspect

BEDROOM 4

With window to the front aspect

BEDROOM 5

With window to the front aspect

FAMILY BATHROOM

With window to the front aspect, suite comprising; shower cubicle with glass and chrome door, wall mounted shower with drencher head and separate handheld shower head, low level wc, pedestal wash basin with chrome mixer tap and separate handheld shower head, part tiled walls

AGENTS NOTES

Tenure - Freehold

Council Tax Band - G

Property Type - Detached House

Property Construction - Brick with Tile Roof
Number & Types of Room - Please refer to floor plan

Square Footage - 1653

Parking - Drive and Block Paving

UTILITIES/SERVICES

Electric Supply - Mains Supply

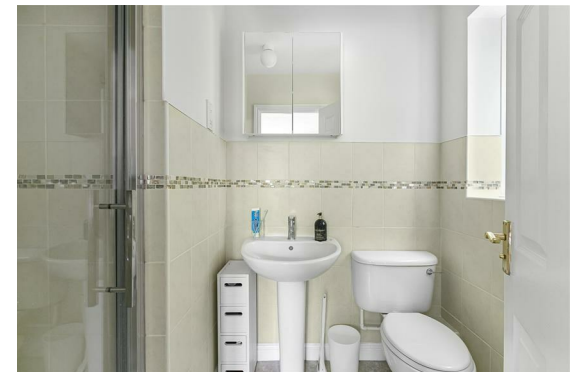
Water Supply - Mains Supply

Sewerage - Mains Supply

Heating - Boiler and radiators, mains gas

Broadband - Superfast Available

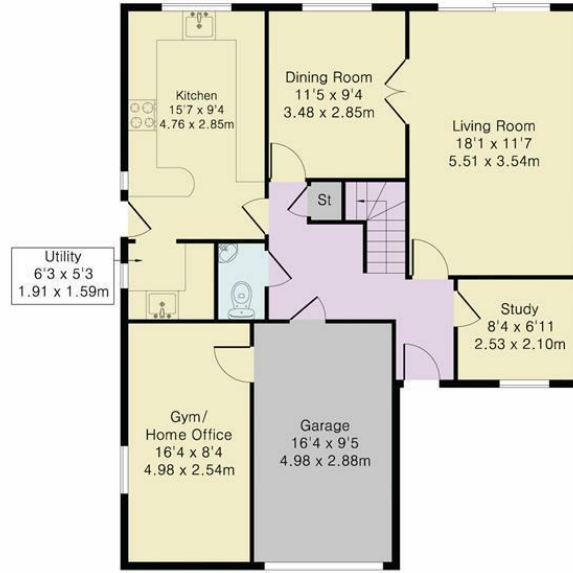
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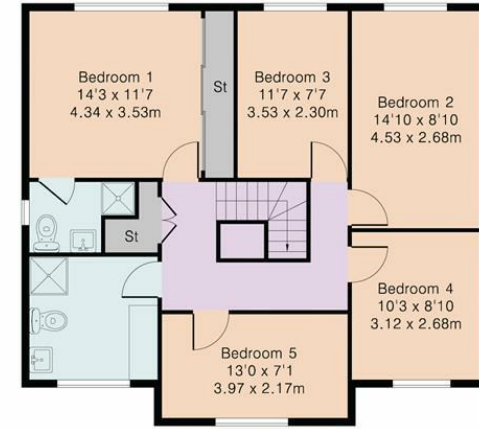




Approximate Gross Internal Area 1807 sq ft – 168 sq m (Including Garage)
 Ground Floor Area 841 sq ft – 78 sq m
 First Floor Area 811 sq ft – 75 sq m
 Garage Area 154 sq ft – 14 sq m



Ground Floor



First Floor

Energy Efficiency Rating	
Current	Potential
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	
67	78
EU Directive 2002/91/EC	
England & Wales	

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Local Authority - South Cambridgeshire

District Council



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 practise. 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.



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