



**Bramley Avenue, Melbourn SG8 6HG**





**welcome to**

**Bramley Avenue, Melbourn**

A deceptively spacious extended three-bedroom semi-detached family home with large open plan lounge/diner, secluded garden, garage and parking in this sought-after village location. Viewing highly recommended.



**Door To Entrance Hall**

Double glazed door, stairs off to first floor with under stairs recess, double radiator.

**Open Plan Lounge/Diner  
Lounge Area**

14' 6" x 10' 1" ( 4.42m x 3.07m )

Double radiator, double glazed door to rear garden, arch to dining area.

**Dining Area**

11' 7" x 9' 1" ( 3.53m x 2.77m )

Radiator, double glazed window to rear, sliding double glazed door to rear.

**Kitchen**

8' 5" x 7' ( 2.57m x 2.13m )

Comprising stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units, space and plumbing for automatic washing machine, wall mounted boiler for central heating and domestic hot water, double glazed window to front.

**Ground Floor Bathroom**

Suite comprising bath with separate shower over, low flush WC, wash hand basin set into vanity unit, radiator, double glazed window to side.

**Staircase To First Floor**

Hatch to loft.

**Bedroom One**

11' 1" x 8' 9" Plus Recess ( 3.38m x 2.67m Plus Recess )

Over stairs cupboard, double glazed window to front.

**Bedroom Two**

10' 11" x 7' 7" Plus Door Recess ( 3.33m x 2.31m Plus Door Recess )

Airing cupboard, double glazed window to rear.

**Bedroom Three**

10' 3" x 6' 8" ( 3.12m x 2.03m )

Radiator, double glazed window to rear.

**Outside  
Rear Garden**

Paved patio leading to lawned area with fence surround, personal door to garage.

**Garage**

Single garage with up and over door, light and power, personal door to rear garden.



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## Bramley Avenue, Melbourn

- Spacious extended semi-detached family home.
- Sought-after village location.
- Three-bedrooms.
- Large open-plan lounge/diner.
- Secluded rear garden.

Tenure: Freehold EPC Rating: D

**£365,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN109741 - 0004

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