



**Clover Way, Melbourn, SG8 6FX**



**welcome to**

**Clover Way, Melbourn**

An extremely well-presented 3 bedroom semi-detached with a particularly good sized garden. With garage, carport, and off-road parking, this property should be viewed at the earliest opportunity.



### **Door To Entrance Hall**

Stairs to first floor landing, understairs storage cupboard, radiator. Doors to:

### **Cloakroom/Wc**

Suite comprising low flush WC, wash hand basin, radiator, glazed window to side.

### **Lounge**

15' 2" x 10' 8" ( 4.62m x 3.25m )

Spacious lounge with radiator, double glazed window to front, double doors to kitchen/diner.

### **Kitchen/Dining Room**

17' 6" x 9' 4" ( 5.33m x 2.84m )

Lovely open plan kitchen/diner comprising 1 1/2 stainless steel sink unit with mixer taps and work surface surrounds, generous range of base and wall units, built in oven and hob with extractor over, space and plumbing for dishwasher and automatic washing machine, wall and floor tiling, double glazed window to rear, radiator, double glazed double doors to rear garden.

### **First Floor Landing**

Radiator. Hatch to loft. Built in cupboard.

### **Bedroom One**

13' x 10' 9" ( 3.96m x 3.28m )

Built in double wardrobe. Double glazed window to front. Door to en-suite.

### **En-Suite**

Suite comprising large fully tiled shower cubicle, low flush WC, wash hand basin, window to side, radiator.

### **Bedroom Two**

18' 1" x 10' 1" ( 5.51m x 3.07m )

Radiator. Double glazed window to front and rear.

### **Bedroom Three**

9' 6" x 9' 2" ( 2.90m x 2.79m )

Double glazed window to rear. Single built in wardrobe.

### **Bathroom**

Suite comprising low flush WC, wash hand basin, bath with shower attachment, radiator, part tiled walls, glazed window to rear.

### **Outside**

#### **Rear Garden**

A particular feature of the property is the large landscaped rear garden with paved terrace leading to lawned area, with fence surround and personal door to single garage, gate for side access.

### **Garage And Parking**

To the side of the property there is a single garage, carport with electric car charging point, and off-road parking.

### **Agents Note**

The property was built in 2020 and still covered by the NHBC 10 year warranty.



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welcome to

## Clover Way, Melbourn

- Spacious and well-presented semi-detached family home in sought-after residential location.
- 3 good sized bedrooms with en-suite to master.
- Large kitchen/diner and separate lounge.
- Particularly good sized rear garden.
- Single garage.

Tenure: Freehold EPC Rating: B

Council Tax Band: D

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN110130 - 0005

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