



**Orchard Gate, Melbourn, SG8 6BS**



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## **Orchard Gate, Melbourn**

An opportunity to purchase a spacious and extremely well-presented extended 2 bedroom semi-detached family that has been the subject of complete modernisation.



### **Door To Entrance Hall**

Stairs off to first floor landing with understairs storage. Radiator. Double glazed window to front. Parquet flooring.  
Doors to:

### **Utility Room/Wc**

Sink unit with mixer taps and work surface. Space and plumbing for automatic washing machine. Low flush WC. Radiator. Recess lighting. Part tiled walls. Parquet flooring.

### **Lounge**

25' x 11' 10" ( 7.62m x 3.61m )

Spacious dual aspect lounge with feature fireplace with hearth surround and mantle over, 2 radiators, built in feature storage wall, wall lighting, double glazed bay window to front and double glazed window to rear.

### **Kitchen/Diner/Family Room**

Extremely spacious modern open plan kitchen/diner/family room accessed via the entrance hall.

### **Kitchen Area**

13' 9" x 11' 6" max ( 4.19m x 3.51m max )

Lovely fitted kitchen comprising sink unit with mixer taps and work surface surrounds, built in oven and gas hob with extractor over, range of base units, space for fridge/freezer, integral appliances, central marble top island with storage cupboards and drawers, wall mounted boiler, recess lighting, double glazed windows to rear, parquet flooring. Opens onto dining area and family room.

### **Dining Area**

12' 5" x 7' 7" max ( 3.78m x 2.31m max )

Radiator. Double glazed window to front. Recess lighting. Parquet flooring.

### **Family Room**

9' 8" max x 10' 5" max ( 2.95m max x 3.17m max )

Radiator. Double glazed double doors and windows to rear garden. Built in cupboards in wall recess. Parquet flooring.

### **First Floor Landing**

Skylight window. Built in cupboards.

### **Bedroom One**

17' 4" max x 11' 7" max. ( 5.28m max x 3.53m max. )

Double glazed windows to front and rear. 2 radiators. Recess lighting.

### **Bedroom Two**

17' 4" max x 11' 7" max. Plus depth of wardrobes. ( 5.28m max x 3.53m max. Plus depth of wardrobes. )

Double glazed windows to front. Radiator. Built in wardrobes to one wall. Recess lighting.

### **Bathroom**

Suite comprising fully tiled shower cubicle, free standing bath, low flush WC, wash hand basin, heated towel rail, hatch to loft, recess lighting, 2 skylight windows.

### **Outside**

#### **Rear Garden**

Paved patio area leading down to lawned area that is predominantly laid to lawn with flower beds to borders, wooden shed, fence surrounds, and gate for side access.

#### **Front Garden**

There is a lawned area with flower beds and driveway providing off-road parking.



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## Orchard Gate, Melbourn

- Extremely well-presented extended semi-detached family home.
- Large modern open plan kitchen/diner/family room.
- Dual aspect lounge.
- 2 large bedrooms.
- Re-fitted bathroom suite.

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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