



Orchard Gate, Melbourn, SG8 6BS

welcome to

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

£465,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110378 - 0004

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