



Greengage Rise, Melbourn, SG8 6DS

welcome to

Greengage Rise, Melbourn

A spacious and well-presented 3-bedroom extended family home on a sought-after residential development, with 3 reception rooms, fitted kitchen, good sized rear garden, integral single garage, and off-road parking. Offered with no upward chain, viewing is highly recommended.



Door To Entrance Hall

Stairs off to first floor landing. Radiator. Built in cloaks cupboard. Door to lounge.

Lounge

16' 2" max x 12' 4" max (4.93m max x 3.76m max)
Built in cupboard. Radiator. Double glazed window to front. Wall lighting. Arch to dining Area.

Dining Area

10' 11" x 7' 11" (3.33m x 2.41m)
Radiator. Double glazed window to rear. Arch to kitchen.

Kitchen

10' 11" x 7' 6" (3.33m x 2.29m)
Fitted kitchen comprising built in oven and hob, 1 1/2 bowl stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units, integral appliances such as fridge/freezer, washing machine and dishwasher, wall and floor tiling, double glazed window to rear, door to study.

Study

11' 7" x 6' 10" plus door recess (3.53m x 2.08m plus door recess)
Double glazed door to rear garden. Door to garage.

First Floor Landing

Hatch to loft. Window to side. Doors to:

Bedroom One

15' 3" max x 8' 10" (4.65m max x 2.69m)
Radiator. Double glazed window to front.

Bedroom Two

9' 3" max x 9' 1" max (2.82m max x 2.77m max)
Radiator. Airing cupboard. Double glazed window to rear.

Bedroom Three

9' 11" max x 6' 6" (3.02m max x 1.98m)
Built in wardrobe. Radiator. Double glazed window to front.

Bathroom

Suite comprising bath with shower over, concealed cistern WC, wash hand basin set into vanity unit with cupboards below, wall and floor tiling, heated towel rail, recess lighting, window to rear.

Outside

Rear Garden

Good sized rear garden with paved patio area with space for garden furniture, landscaped lawned area with decorative borders, flower beds to end of garden, and fence surround.

Front Garden

Small garden to front with lawned area and flower beds. Paved path leading to property.

Garage And Parking

There is a single integral garage to side with driveway to front providing off-road parking.



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welcome to

Greengage Rise, Melbourn

- Spacious and well-presented 3 bedroom extended family home on sought-after residential development.
- No upward chain.
- Separate lounge and dining rooms.
- Fitted kitchen and study.
- Good sized rear garden.

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£425,000



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