



Clover Way, Melbourn SG8 6FX

welcome to

Clover Way, Melbourn

An opportunity to purchase this modern two bedroom detached coach house that has been exceptionally well-maintained throughout. The property benefits from an open plan kitchen/lounge, en-suite to master bedroom, garage and private rear garden. Viewing is highly recommended.



Entrance Hall

Stairs off to first floor.

Landing

11' 4" max x 10' 8" max (3.45m max x 3.25m max)

Lounge/Kitchen

17' max x 22' 7" max (5.18m max x 6.88m max)

Open plan kitchen/lounge. Kitchen comprising wall and floor units, oven and hob with extractor hood over, sink with mixer tap, work surface surrounds, part tiled walls, space and plumbing for washing machine and fridge freezer. Windows to front and rear.

Bedroom One

12' 9" x 11' 5" into door recess (3.89m x 3.48m into door recess)

Window to front. Door to en-suite. Storage cupboard. Radiator.

En-Suite

Fully tiled shower cubicle. Low flush W/C. Wash hand basin. Vanity unit.

Bedroom Two

11' 9" x 7' 5" (3.58m x 2.26m)

Window to front. Radiator.

Family Bathroom

Bathroom comprising low flush W/C, wash hand basin, bath with shower attachment over, part tiled walls and skylight window.

Outside Garage

Integral garage with power and lighting. Up and over door to front. Personal door leading to rear garden.

Rear Garden

Private enclosed rear garden with paved and lawned areas.

Parking

Parking for two cars at the front of the property.



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Clover Way, Melbourn

- Exceptionally well-presented detached coach house.
- Two bedrooms with en-suite to master.
- Open plan kitchen/lounge.
- Off-street parking and garage.
- Private rear garden.

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£300,000



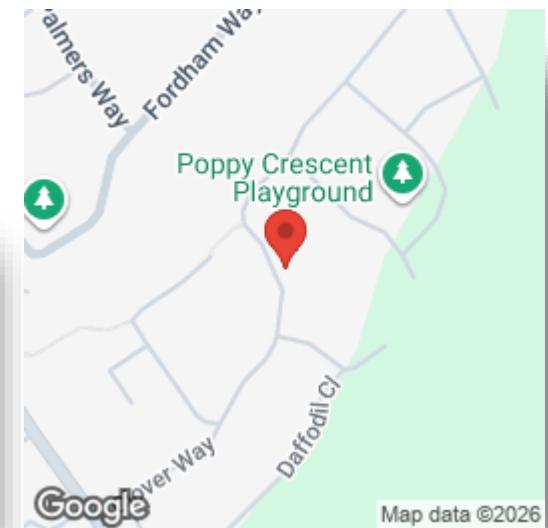
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Property Ref:
RYN110423 - 0005

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Please note the marker reflects the postcode not the actual property



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