



Medcalfe Way, Melbourn, SG8 6HU

welcome to

Medcalfe Way, Melbourn

Offered with no upward chain, a spacious 3 bedroom terraced family home situated in this highly sought-after village location close to local amenities.



Door To Entrance Hall

Stairs off to first floor landing with understair storage cupboard. Doors to:

Lounge

15' 5" x 10' 8" (4.70m x 3.25m)

Radiator. Double glazed window to front.

Kitchen

11' 5" x 9' 5" plus door recess (3.48m x 2.87m plus door recess)

Lovely fitted kitchen comprising 1 1/2 bowl sink unit with mixer taps and work surface surrounds, built in oven and hob with extractor hood over, range of base and wall units, space and plumbing for automatic washing machine, tiled splashback, space for large fridge/freezer, double glazed window to front, door to side hall/utility, arch to dining room.

Dining Room

12' 1" x 7' 10" plus door recess (3.68m x 2.39m plus door recess)

Radiator. Double glazed sliding doors to rear garden.

Side Hall

Accessed via the side of the property and via the kitchen. Leads to utility area.

Utility Area

Space for appliances. Wall mounted boiler. Door to WC.

W/C

Low flush WC. Window to side. Wash hand basin set into vanity unit.

First Floor Landing

Hatch to loft. Radiator.

Bedroom One

16' 3" max x 9' 2" (4.95m max x 2.79m)

Built in wardrobes to one wall. Radiator. Double glazed window to rear.

Bedroom Two

16' 2" max x 9' 4" (4.93m max x 2.84m)

Built in wardrobes to one wall. Radiator. Double glazed window to front.

Bedroom Three

11' 8" max x 8' 4" (3.56m max x 2.54m)

Radiator. Double glazed window to front.

Bathroom

Suite comprising fully tiled shower cubicle, low flush WC, wash hand basin with cupboards below, heated towel rail, wall tiling, double glazed window to rear.

Outside Parking

To the front of the property there is a fence enclosed large gravel driveway providing off-road parking.

Rear Garden

There is a good sized low maintenance garden to rear with paved patio area leading to lawned area with paved path, fence surround, and gate for rear access.

Door to side hall.



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welcome to

Medcalfe Way, Melbourn

- Spacious and well-presented terraced family home situated close to local schools and amenities.
- No upward chain.
- 3 good sized bedrooms.
- Separate lounge and dining rooms.
- Re-fitted kitchen.

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110432 - 0004

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