



Beeton Close, Melbourn, SG8 6HN

**CHEFFINS**



## Beeton Close

Melbourn,  
SG8 6HN

A three bedroom semi-detached family home of concrete construction with well proportioned and flexible accommodation set across two floors. The property further benefits from off-road parking for multiple vehicles and a generous corner plot. The property is centrally located within the highly desirable village of Melbourn which provides an excellent range of local amenities, many of which are within a short distance of the property itself.

### LOCATION

Melbourn epitomizes the ideal blend of modern convenience and rural charm. Situated a mere 10 miles from Cambridge, the village enjoys easy access to the A10 and M11 motorway, ensuring seamless road connections to major cities such as London and Cambridge. Melbourn itself boasts a wealth of amenities, including schools, shops, healthcare facilities, and recreational spaces, fostering a self-sufficient community. Residents can savor the tranquility of countryside living while benefiting from a wide range of services, all within reach.

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**Guide Price £350,000**





## UPVC AND DOUBLE GLAZED FRONT DOOR

leading into:

## ENTRANCE HALL

with downlights and stairs leading to first floor.

## SITTING ROOM

with UPVC double glazed bay window overlooking the front of the property, radiator, gas fire with timber mantle piece and stone hearth, downlights and UPVC doors into:

## CONSERVATORY

with wood flooring, radiator and UPVC doors leading into the rear garden.



## KITCHEN

comprising a range of floor and wall mounted units and laminated work tops, stainless steel sink and drainer, integrated fridge and freezer, space and plumbing for washing machine, space for oven and extractor fan, tiled floor and part tiled walls, UPVC double glazed window overlooking the rear garden, radiator.

## UTILITY ROOM

with tiled flooring, understairs storage cupboard, space and plumbing for tumble dryer, UPVC and glass door out onto rear garden and frosted UPVC window out onto rear garden.

## FIRST FLOOR

## LANDING

with downlights and access to loft and storage cupboard housing boiler and doors to respective rooms.

## PRINCIPAL BEDROOM

with built in wardrobes, UPVC double glazed windows overlooking the front of the property, radiator and downlights.

## BEDROOM 2

with UPVC double glazed window overlooking the rear of the property, radiator and downlights.

## BEDROOM 3

with UPVC double glazed window overlooking the front of the property, radiator and downlight.

## BATHROOM

three piece suite comprising; walk in shower, low level WC, hand wash basin with storage cupboard under, heated towel rail and tiled walls and floor, frosted UPVC double glazed window to rear of the property, LED spotlights.

## OUTSIDE

The property is approached via a brick paved driveway offering off road parking for multiple vehicles, electric car charging point and side access into rear garden.

The rear garden is predominately enclosed by timber fencing with a wide variety of wildlife shrubs, plants and trees including apple and pear trees, there is a further vegetable and herb garden as well as soft fruit trees. There is a paved terrace area perfect for al fresco dining. A paved footpath leads down to a timber storage shed and there is also a greenhouse and wildlife pond, access out onto driveway.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £350,000

Tenure - Freehold

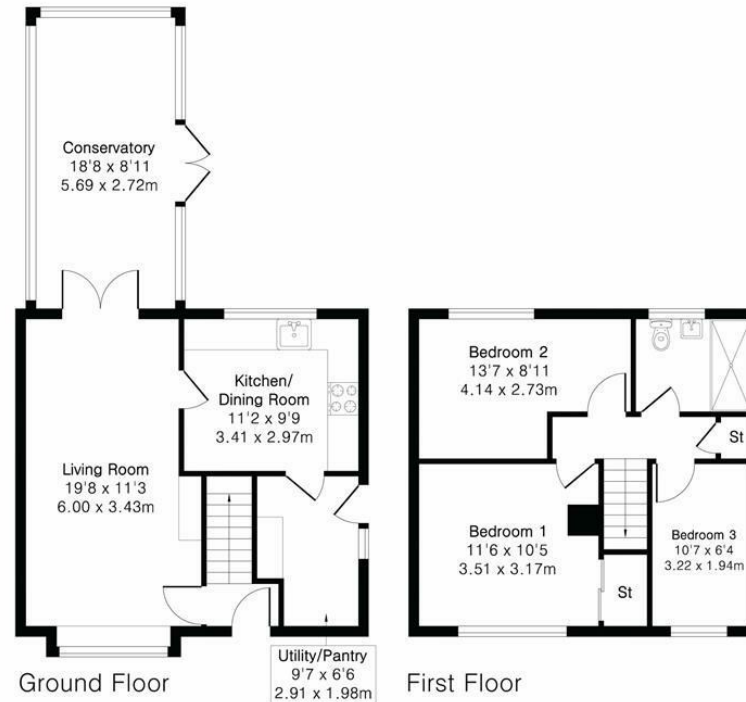
Council Tax Band - C

Local Authority - South Cambridgeshire District Council

**Approximate Gross Internal Area 1022 sq ft - 95 sq m**

Ground Floor Area 602 sq ft - 56 sq m

First Floor Area 420 sq ft - 39 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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[For more information on this property please refer to the Material Information Brochure on our website.](#)



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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