



Water Lane, Melbourn, SG8

£425,000 In Excess of

Property Description

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Are you from out of area? Want to learn a little more about Melbourn? On a phone or tablet you will find our 'Welcome To Melbourn Video' in the 'Video Tours' tab, on a desktop you will find the video within the photos. Prefer to read? See our Melbourn location description below.

PROPERTY INSIGHT

Ensum Brown are delighted to offer sale this brand new end of terraced home. The property's construction was completed this year and to an exceptional standard throughout with fine attention to detail. To the rear of the property you have driveway parking leading to a garage. The garage has power and light connected, an electric roller door and a personal door giving you access to the rear garden. The wide rear garden is mainly laid to lawn with a paved patio area. Also of note, the property is fitted with air source heat pump heating for extra energy efficiency.

From the front, you step up to a lawned frontage with a pathway to the entrance door. Upon entering you will see this home is light and spacious and with contemporary decor, this is a theme throughout. To the front of the property you have a newly fitted kitchen, fitted with a range of wall and base units with solid wood work surfaces over with an inset ceramic one and a half bowl sink and drainer unit. The kitchen comes with a complete range of fitted appliances include an oven, four ring gas hob with extractor over, dishwasher and fridge/freezer. A small adjoining utility room offers for storage and space for additional utilities.

Stepping through to the rear, you have a large, open plan, lounge and dining room with bi-fold doors opening the whole room to the rear garden. Like the rest of the ground floor, the room features Karndean wood effect flooring



and inset ceiling spotlights. Completing the ground floor is a cloakroom toilet off the entrance hall.

The first floor is fitted with new carpets throughout the stairway, landing and all bedrooms. You have three well proportioned double bedrooms and certainly no box room. The bedrooms are served by a newly fitted bathroom, fitted with a three piece suite in white comprising of a panelled bath with shower over and rain head shower, low level w.c. and wash hand basin. Completed with part tiled walls, chrome heated towel rail and inset ceiling spotlights.

Contact Ensum Brown today to arrange your private viewing appointment.

ONLINE VIEWING & 3D VIRTUAL REALITY 360° TOUR

Explore this property in full 360° reality. On Rightmove, on a desktop click photos and you will find the 3D tour within the photos, on a tablet or phone click the virtual tour tab. 3D virtual reality marketing now comes as part of our standard marketing, don't hesitate to call us if we can help you.

LOCATION - MELBOURN

Melbourn is a large English parish village, nestled in the far southwest of Cambridgeshire, just 3 miles from the town of Royston and 11 miles from the city of Cambridge. The village has enjoyed a long history of occupation, stemming from the presence of springs and the River Mel, rising at Melbourn Bury. The river is particularly attractive because it is often clear and shallow, displaying chalk and gravel through its glittering water. There are many countryside walks to enjoy, including several ancient trackways that cross through the parish.

Melbourn is a bustling village, full of life, and offers residents all the amenities they could possibly need, including two village shops, a pharmacy, a doctor's and dentist surgery, two traditional villages pubs, the highly regarded Sheene Mill restaurant and hotel, as well as a spa just opposite. There are a number of parks and endless groups and clubs for all age groups. In terms of

schooling, you have a number of pre-school options, a primary and secondary school within the village. There are two churches, including the All Saints' Church, which dates back to the 13th Century and offers regular services and activities for residents.

The village's proximity to Royston means that residents have access to the town's many other amenities, such as the mainline train station offering regular fast services to both Cambridge and London Kings Cross. There is also a leisure centre, sports clubs, dentist's surgeries, and highly-regarded schools for all ages. Also, from Melbourn, you can pick up the train line from the neighbouring village of Meldreth, and this is even within walking distance. The A1M and M11 are within a 20-minute drive via the A10/A505, and London Stansted and Luton Airports are both 30-minutes away.

If you are looking for the benefits of a town while in a countryside location, we recommend visiting Melbourn to find your forever home!

Key Features

- ✓ BRAND NEW HOME
- ✓ Completed To An Exceptional Standard
- ✓ Garage & Driveway To Rear
- ✓ Open Plan lounge/Dining Room
- ✓ Kitchen With Integrated Appliances
- ✓ Utility Room & Cloakroom
- ✓ 3 Well Proportioned Bedrooms
- ✓ Family Bathroom
- ✓ Enclosed Rear Garden
- ✓ Air Source Heat Pump Heating













All



Total area: approx. 100.0 sq. metres (1076.5 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

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