



**81 Orchard Road, Melbourn**

Royston

Guide Price **£500,000**



# 81 Orchard Road

Melbourn, Royston

Ensum Brown are delighted to offer for sale this detached home in Melbourn. This property offers approaching 1400sq ft accommodation, a spacious corner plot, 3 reception rooms, 5 bedrooms, a refitted bathroom, a private rear garden, and an integral garage with further conversion/extension potential.

Council tax band: E

Tenure: Freehold



## PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this well-presented detached home in the popular village of Melbourn. This property offers accommodation of almost 1400sq ft in a spacious corner plot, 3 reception rooms, 5 well-proportioned bedrooms, a refitted family bathroom, an enclosed and private rear garden, and an integral garage with further conversion/extension potential.

This home offers an generous and tidy approach, with a wide herringbone brick driveway and a gravel front garden, offering lots of off-road parking for several vehicles. Upon stepping inside, the entrance hallway is bright and welcoming, with carpets, pendant lighting, stairs to the first floor, integrated storage, and doors through to the downstairs living space, including an ideally located cloakroom with WC and hand wash basin.

The kitchen offers a wide range of base and wall units, laminate worktops, a window to the rear, tiled floors and splashbacks, spotlights, an integrated double oven, hob, extractor hood, fridge/freezer and dishwasher, and space for further small kitchen appliances. The utility area is also a nice size, providing room for large kitchen appliances and storage. A door leads through to a garden room, with a vaulted ceiling, French doors and windows to a rear aspect, tiled flooring and room for furniture.

The lounge is a comfortable space, with a window to a front aspect, carpets, pendant lighting, a feature fireplace, and ample room for a variety of furniture. Through a large archway, the dining room is equally a very good size space, with French doors into the rear garden, offering a lovely outlook when enjoying family meals, and lots of space for a large dining setting.

Upstairs to the first floor, this well-presented detached family home continues to impress with generous accommodation, with 5 well-proportioned bedrooms, integrated storage, and a large refitted family bathroom, comprising a double corner shower, a WC, a hand wash basin, storage units, a heated towel rail, and attractive tiled walls and floors. If 5 bedrooms aren't required, the smaller bedroom adjoining the family bathroom could make an ideal en-suite perhaps.

- Extended Detached Home
- Accommodation Approaching 1400 Sq Ft
- Corner Plot with Enclosed Garden & Excellent Frontage
- 3 Reception Rooms





Outside, to the rear, the garden is a good size, fully enclosed by hedgerows and fencing, and is particularly private. The garden is laid half to lawn and half to paved patio, offering lovely spots for garden furniture, enjoying family meals and entertaining guests. There is plenty of room to grow plants and flowers, and there is access to a large shed.

Contact Ensum Brown today to arrange your private viewing appointment.

#### **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 village 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.

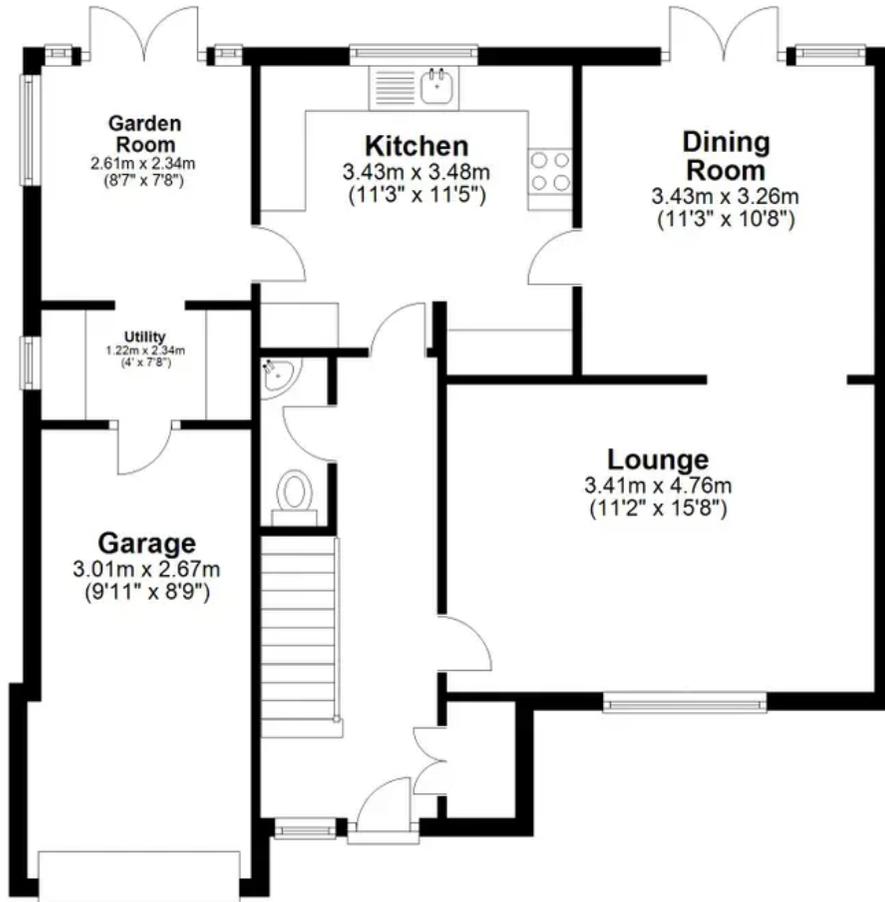
Council tax band: E





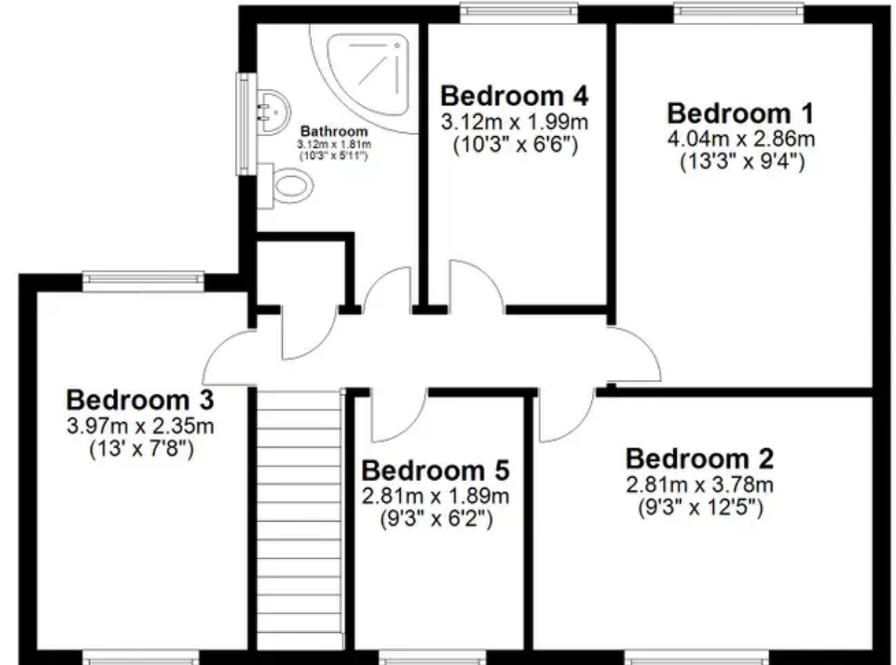
### Ground Floor

Approx. 71.2 sq. metres (766.5 sq. feet)



### First Floor

Approx. 57.3 sq. metres (616.9 sq. feet)



Total area: approx. 128.5 sq. metres (1383.4 sq. feet)

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



## Ensum Brown

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