



## MEDCALFE WAY, MELBOURN

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Ensum Brown are delighted to offer for sale this superbly presented & deceptively spacious semi-detached home that offers potential to extend. Accommodation comprises a lounge, open plan kitchen & dining room, utility room/study, 2 double bedrooms & bathroom. Also, with a large workshop.

GUIDE PRICE  
**£325,000**

- Semi Detached Home
- Well Presented Throughout
- Lounge With Wood Burner
- Open Plan Kitchen & Dining Room
- Utility Room/Study
- 2 Double Bedrooms
- Bathroom
- Enclosed Garden
- Insulated Workshop With Power

Royston  
**01763 750000**

42 High Street, Royston, Hertfordshire, SG8 9AG

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WE, NEIL WISE LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C	69	
(55-68)	D		



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## PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this deceptively spacious semi-detached home that can be found in a cul-de-sac location in the popular village of Melbourn.

Approaching the property, you have driveway parking to the front for one vehicle and there is ample street parking in addition if required. Stepping inside, into the entrance hall, you will see this home is in excellent, neutral, decorative order, this is a theme throughout. The entrance hall benefits from built-in storage cupboards, gives access to all ground floor rooms and with a staircase to the first floor.

To the front of the ground floor, you have a useful utility room that also cleverly doubles up as a study. With a window to front, vaulted ceiling and with an opening to the kitchen, it feels light and spacious and is an excellent use of this space. To the rear and overlooking the rear garden, is the lounge. A fantastic room with wood flooring, a continuation from the entrance hall, and a wood burning stove as an excellent focal point.

Completing the ground floor is an open plan kitchen and dining room. The dining room has large double doors that open up to the rear garden and is open to the kitchen, creating a greater feeling of space. The kitchen is fitted with a range of wall and base units with solid wood work surfaces over housing a Butler sink. The kitchen has space for an oven and hob with extractor over, plumbing for a washing machine and space for a fridge freezer.

Going to the first floor, this home continues to impress. Off the landing, which has built-in storage cupboards, you have two generous double bedrooms. The master bedroom features a built-in range of wardrobes, storage is certainly no issue in this home. Both bedrooms share the use of a family bathroom, fitted with a four-piece suite in white comprising a bath, shower cubicle, low level w.c. and vanity unit housing a wash hand basin. Nicely completed with part tiled walls, tiled flooring and a chrome heated towel rail.

Going outside, the enclosed rear garden benefits from a high degree of privacy. Mainly laid to lawn with flower and shrub borders, a raised paved patio area and also with a large timber framed storage shed/workshop with power and light connected and insulated walls and roof making this a comfortable space to work across all seasons.

## 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!

