



Victoria Way, Melbourn, SG8 6FE



## Victoria Way

Melbourn,  
SG8 6FE

A most stylish and beautifully presented detached house which provides versatile and cleverly designed accommodation together with many special features of the highest quality. The property also has the benefit of a brick paved driveway/parking area to side with steps leading down to a delightful enclosed garden which has been designed with ease of maintenance in mind.

3 2 2

**Guide Price £580,000**





## LOCATION

The property occupies a prominent position within a highly regarded residential development, overlooking a picturesque green area to one side. The development is located towards the edge of the popular and thriving South Cambridgeshire village of Melbourn with its extensive range of local amenities including schools, shops, doctors and dentists, local inns and coffee house/cafe. For the commuter the village is well placed for access to major routes and the nearest main line station is just one mile away in the neighbouring village of Meldreth.

## ENTRANCE PORCH

Outside light and front entrance door leading through to:

## ENTRANCE HALL

Wood-style flooring, radiator with decorative cover, staircase leading to the first floor, and door to:

## CLOAKROOM

Fitted with a low-level WC and wash hand basin, radiator, ceramic tiled floor, and deep built-in cloaks/storage cupboard.

## LIVING ROOM

A delightful, light and spacious principal reception room featuring a central fireplace with marble hearth, triple-aspect sealed unit double-glazed windows providing excellent natural light, and radiator.

## KITCHEN/DINING ROOM

A stylish open-plan kitchen and adjoining dining area fitted with an extensive range of units incorporating a stainless steel sink unit with mixer taps and cupboards beneath, integrated dishwasher, extensive worktops with cupboards and drawers below, range of wall-mounted storage cupboards, integrated refrigerator and freezer, integrated oven and grill with four-ring gas hob and extractor cooker hood above with stainless steel splashback, fitted breakfast bar, ceramic tiled floor, radiator, sealed unit double-glazed window to the front aspect, and feature full-height bifold sealed unit double-glazed doors leading to the paved terrace and gardens.

## UTILITY ROOM

Fitted worktop with cupboards beneath, additional worktop to side with space and plumbing for appliances, storage cupboards housing the wall-mounted gas-fired boiler, fitted shelving, ceramic tiled floor, and door leading to the side paved pathway and gardens.

## FIRST FLOOR

### LANDING

Feature panelled wall, radiator with decorative cover, built-in airing cupboard housing the hot water cylinder, and trapdoor with loft ladder providing access to the roof space.

### PRINCIPAL BEDROOM SUITE

A well-proportioned principal bedroom with sealed unit double-glazed windows to the side and front aspects, radiator, built-in wardrobe, and additional built-in double wardrobe. Door leading to:

### EN SUITE SHOWER ROOM

Comprising tiled shower cubicle with wall-mounted shower unit, pedestal wash hand basin with tiled splashback, low-level WC, contemporary wall-mounted heated towel rail/radiator, electric shaver socket, and sealed unit double-glazed frosted window to the side aspect.

### BEDROOM 2

Sealed unit double-glazed window to the side aspect and radiator.

### BEDROOM 3

Sealed unit double-glazed windows to the side and front aspects and radiator.

## BATHROOM

Fitted with a white suite comprising bath with shower attachment and glazed shower screen, wash hand basin, low-level WC, ceramic tiled walls and floor, wall-mounted heated towel rail/radiator, and electric shaver socket.

## OUTSIDE

To the rear of the property is a delightful enclosed garden laid predominantly to a synthetic lawn with a part-walled boundary and a large paved terrace immediately adjacent to the property itself, ideal for outdoor entertaining. There are steps rising from the garden, leading to a rear access gate which provides access to the brick-paviour driveway and parking area, together with a useful garden storage unit.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>92</b> <b>94</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Guide Price £580,000

Tenure - Freehold

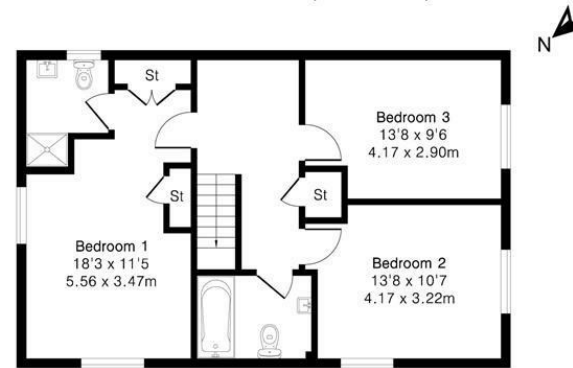
Council Tax Band - E

Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 1332 sq ft - 124 sq m

Ground Floor Area 666 sq ft - 62 sq m

First Floor Area 666 sq ft - 62 sq m



First Floor



Ground Floor



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.



For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.