



Victoria Way, Melbourn, SG8 6FE

**CHEFFINS**

## Victoria Way

Melbourn,  
SG8 6FE

A most impressive and rather stylish detached modern house, benefitting from solar panels, providing exceptionally versatile and well proportioned accommodation together with many special features of the highest quality including a spectacular first floor balcony located just off the principal bedroom suite and enjoying far reaching views to rear with farmland and countryside beyond. Driveway/covered parking space and garage with automatic door.

3 2 2

Guide Price £590,000





## LOCATION

The property occupies a delightful position within a highly regarded residential development 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, and local inns and coffee house/cafe. For the commuter the village is so well placed for access to major routes and the nearest main line station is just one mile away in the the neighbouring village of Meldreth.

## CANOPY PORCH

with outside light and front entrance door to:

## ENTRANCE HALL

with staircase off to first floor, built-in cloaks/storage cupboard, fitted cupboard housing controls for underfloor heating.

## CLOAKROOM

with wash hand basin with mixer tap, low level w.c., ceramic tiled walls around, sealed unit double glazed window with frosted glass to front aspect.

## SITTING ROOM

with attractive feature central fireplace with oak bressumer over, recess with wood burning stove, natural wood style flooring, sealed unit double glazed windows to side with solar powered, electric blinds and front aspect and full height sealed unit double glazed doors leading to paved rear terrace and gardens.

## KITCHEN/BREAKFAST ROOM

A most stylish and atmospheric kitchen with range of high quality units incorporating an inset one and a half bowl stainless steel sink unit with Quooker boiling water tap, extensive base units comprising granite style work surfaces with cupboards and drawers beneath, integrated Miele dishwasher and integrated Miele 5 point gas hob set into worktop, integrated wine refrigerator, integrated Miele oven and grill and extensive range of fitted wall storage cupboards, wine rack, built-in storage cupboard housing an Ideal wall mounted boiler, integrated fridge and freezer, central island unit with stylish matching worktops and cupboards and drawers below, solar powered, electric blinds, large feature ceramic tiled flooring and full height bi-fold double glazed doors which open onto the rear terrace and gardens and enjoy a wonderful vista over farmland and countryside to the rear.

## UTILITY ROOM

with inset stainless steel sink unit with mixer taps, cupboards below, water softener, worktop to side with space and plumbing for appliances, range of wall storage cupboards and a double glazed door leading to side car port and parking area.

## ON THE FIRST FLOOR

### LANDING

with radiator, trap door and loft ladder to roof space, built-in airing cupboard housing hot water cylinder, sealed unit double glazed windows to front aspect.

### PRINCIPAL BEDROOM SUITE

comprising:

#### BEDROOM 1

with radiator, fitted double wardrobes, sealed unit double glazed windows to rear aspect, solar powered, electric blinds and sealed unit double glazed doors leading to a stunning balcony with timber decking, external lighting, glazed balustrades, and views beyond the graveyard to rear and farmland and countryside beyond. There are wrought iron steps which lead down to the rear terrace and gardens. Door off to:

#### ENSUITE SHOWER ROOM

with a walk-in tiled shower area with fixed head shower unit and handheld shower unit, sliding glazed doors, vanity style unit incorporating wash hand basin with drawers beneath, integrated low level w.c., wall mirror with light set above wash hand basin, wall mounted radiator/towel rail, part ceramic tiled walls and flooring, sealed unit double glazed windows with frosted glass to side aspect.

#### BEDROOM 2

with built-in double wardrobes, radiator, sealed unit double glazed windows to front and rear aspect with far reaching views over farmland and countryside.

## BEDROOM 3

with radiator, sealed unit double glazed windows to front aspect.

## BATHROOM

with white suite comprising bath with separate shower unit and part ceramic tiled walls around, walk-in shower area with ceramic tiled walls, handheld shower and fixed shower head, sliding glazed doors, vanity style unit with wash hand basin, mixer taps, drawers beneath and integrated low level w.c., sealed unit double glazed windows with frosted glass to rear aspect and wall mounted radiator/towel rail.

## OUTSIDE

There is a small front garden area with well stocked borders and a variety of shrubs and brick paviour pathway leading to the front door. To the side of the property there is a brick paviour driveway which leads to a large covered parking area with electric charger point and brick paviour driveway to garage with automatic up and over door, light and power and a double glazed door which leads to the rear garden and terrace.

To the rear there is an enclosed garden which is mainly laid to lawn with well stocked borders and a large paved terrace.



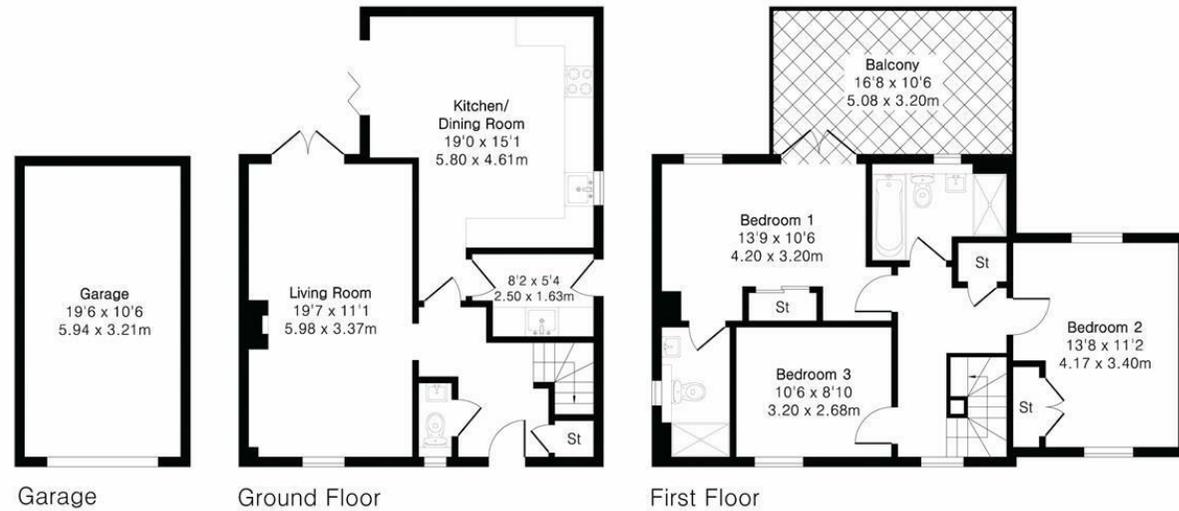


**Approximate Gross Internal Area 1221 sq ft - 113 sq m  
(Excluding Garage)**

Ground Floor Area 606 sq ft – 56 sq m

First Floor Area 615 sq ft – 57 sq m

Garage Area 205 sq ft – 19 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	93
(81-91) B			
(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 £590,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire District Council



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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