



Melvin Way, Histon, CB24 9HY

CHEFFINS

Melvin Way

Histon,
CB24 9HY

- Detached Family Home
- Four Bedrooms
- Kitchen/Breakfast Room
- Private & Mature Rear Garden
- South Facing
- Integral Garage
- Set Back From Melvin Way Via A Shared Drive
- Excellent Potential To Expand And Improve (STP)

A detached family home requiring sympathetic improvement and updating, offering well-proportioned accommodation arranged over two floors, with a private south-facing rear garden and integral garage. The property is set back from Melvin Way and enjoys a quiet yet convenient position within the highly sought-after village of Histon.

4 1 2

Guide Price £595,000





LOCATION

Histon is a thriving and highly sought-after village situated just three miles north of Cambridge city centre, offering an exceptional blend of village charm and city convenience. The village enjoys a vibrant community atmosphere with an excellent range of local amenities, including independent shops, cafés, pubs, a post office, and the highly regarded Impington Village College. Melvin Way is a peaceful residential cul-de-sac set within this popular village, characterised by attractive detached and semi-detached homes. The area offers a sense of tranquillity and privacy, while remaining within easy reach of the village centre and its many amenities. Families are particularly drawn to Histon for its outstanding schooling and welcoming community spirit. The surrounding area

PANELLED GLAZED ENTRANCE DOOR

leading through into:

ENTRANCE HALLWAY

with stairs rising to first floor accommodation with understairs storage cupboard, radiator, coved ceiling, double glazed window to side aspect, doors leading into respective rooms.

CLOAKROOM

comprising of a two piece suite with low level w.c. with hand flush, wash hand basin with separate hot and cold taps, tiled splashback, parquet effect flooring, lighting, extractor fan.

KITCHEN

comprises a collection of both wall and base mounted storage cupboards and drawers fitted with stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, space for cooker with tiled splashback, wall mounted gas fired boiler providing hot water and heating for the property, space and plumbing for washing machine and fridge/freezer, coved ceiling, double glazed windows to front and side aspect, as well as panelled glazed door leading out onto side access, door leading into:

DINING ROOM

with wood effect parquet style flooring, coved ceiling, radiator, double glazed window overlooking garden.

SITTING ROOM

with coved ceiling, open fireplace with stone surround and hearth, wooden mantel, recess either side of chimney breast for storage furniture, radiator, set of double glazed sliding doors leading out onto garden.

ON THE FIRST FLOOR

LANDING

with loft access, cupboard housing hot water cylinder, fitted timber shelving, doors leading to respective rooms.

BEDROOM 1

with radiator, double glazed window to front aspect.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with hot and cold mixer bath tap, showerhead attachment, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, fitted storage cupboards, wood effect upstand, wall mounted mirrored cupboard with lighting feature, heated towel rail, double glazed window fitted with privacy glass out onto rear aspect.

BEDROOM 2

with radiator, double glazed window overlooking garden.

BEDROOM 3

with radiator, double glazed window to front aspect.

BEDROOM 4

with radiator, double glazed window overlooking garden.

OUTSIDE

To the front the property is approached off Melvin Way via a dropped tarmac area to a concrete shared driveway with the neighbouring property this turns round to the main driveway for the subject property with access to the up and over GARAGE door. The front garden itself is laid to lawn with further area laid to gravel, a concrete pathway leads onto the aforementioned wrought iron side gate.

To the rear of the property is a mature garden principally laid to lawn with a paved patio area led directly off the rear part of the property. There are a number of well stocked beds full of mature shrubs and flowering plants and a handful of mature trees, a collection of paving stones which run around the garden. The garden itself is enclosed via timber fencing, the paved patio hugs round the rear of the property leading to a side access point where there is a wrought iron gate to the front.



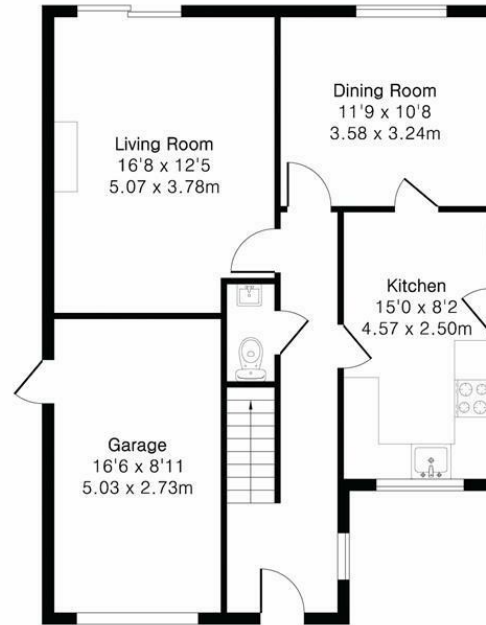


Approximate Gross Internal Area 1227 sq ft - 114 sq m (Excluding Garage)

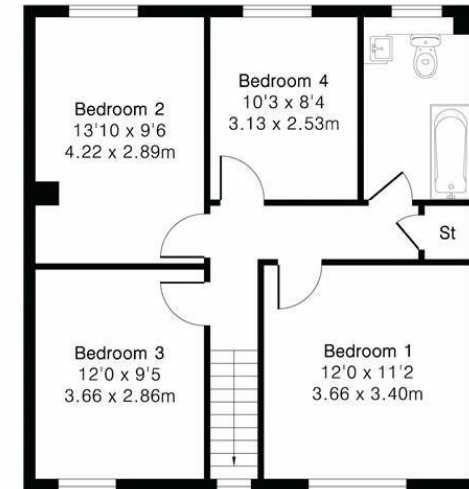
Ground Floor Area 592 sq ft – 55 sq m

First Floor Area 635 sq ft – 59 sq m

Garage Area 155 sq ft – 14 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		72
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 2008/91/EC

Guide Price £595,000

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.

CHEFFINS

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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk



CHEFFINS

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.