



39 Medcalfe Way, Melbourn
Royston

Guide Price **£425,000**





39 Medcalfe Way

Melbourn, Royston

Ensum Brown offer for sale this very 3-bedroom semi-detached bungalow in Melbourn, with open-plan living, a garden room, a dining room, 2 baths, a private garden, and a driveway.

- Beautiful Semi-Detached Bungalow
- Renovated to an Impressive Finish Throughout
- Generous Frontage
- 3 Reception Rooms
- Enclosed Garden
- Garage & Driveway Parking
- Walking Distance to Melbourn's Amenities
- 2 Double Bedrooms and 1 Single Bedroom
- 2 Bathrooms
- Garden Room with Skylights

39 Medcalfe Way

Melbourn, Royston

PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this very well-presented 3-bedroom semi-detached bungalow in the popular village of Melbourn. This property is within a short walk of fantastic village amenities and is ready to move straight in, with a lovely open-plan kitchen/lounge, a garden room with skylights, a dining room, 3 well-proportioned bedrooms, 2 bathrooms, a private landscaped garden, and a driveway for 4 cars.

This well-presented home offers a lovely frontage, with a front lawn garden, borders of plants and shrubs, and space for pots. Upon stepping inside, the entrance hallway is bright and welcoming, enjoying attractive wood flooring, pendant lighting, integrated storage and doors through to the entire living space.

The kitchen/lounge is wonderfully open-plan, benefiting from windows and a door to a front and rear aspect, wood flooring, spot and pendant lighting and ample room for a variety of lounge and storage furniture. In the kitchen area, there is a range of modern gloss base and wall units, composite worktops, tiled splashbacks, an integrated oven, gas hob and extractor hood, and space for a dishwasher, washing machine, tumble dryer and other small kitchen appliances.

The garden room is a lovely bright space, enjoying panoramic views of the garden, skylights above, wood flooring, inset lighting and room for furniture. The formal dining room, adjacent to the kitchen, also offers fantastic versatile reception space, with double French doors to the garden, wood flooring, inset lighting and space for furniture.

Through to the sleeping quarters, this beautifully presented property continues to impress, with 3 well-proportioned bedrooms, integrated storage, and 2 bathrooms - one comprising a shower, WC and hand wash basin, and the second comprising a bath with an overhead shower, a WC and a hand wash basin. The third bedroom could also double as an additional sitting space if desired.





39 Medcalfe Way

Melbourn, Royston

Ensum Brown offer for sale this very 3-bedroom semi-detached bungalow in Melbourn, with open-plan living, a garden room, a dining room, 2 baths, a private garden, and a driveway.

Council Tax band: C

Tenure: Freehold

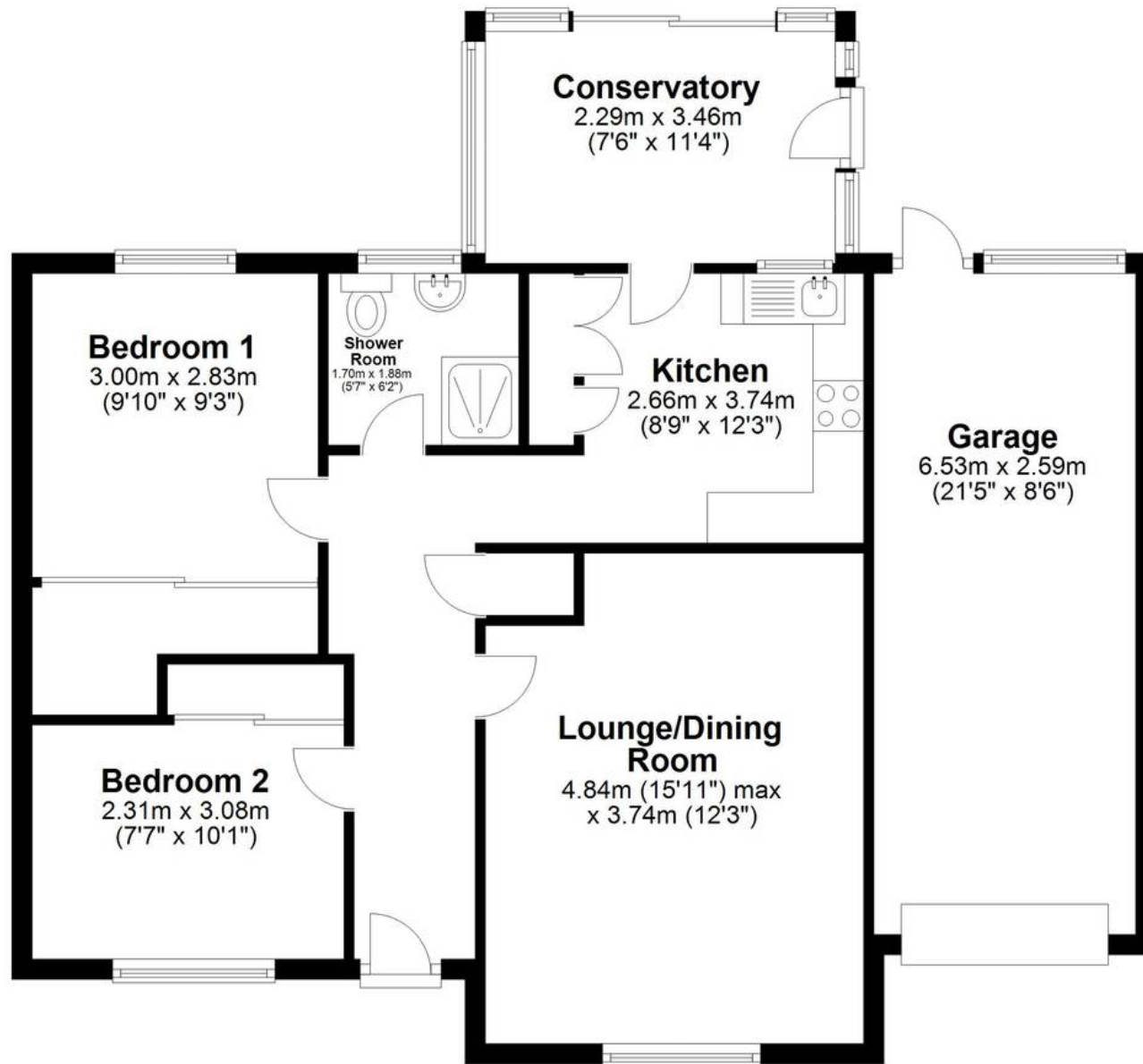
Outside, to the rear, the garden has been beautifully landscaped, offering a lovely private space that's fully enclosed by fencing. The garden is laid to decorative stone, providing ample space for garden furniture, cooking al fresco and entertaining guests. There are beautiful borders and beds, brimming with flowers, plants and shrubs, plenty of space for pots, a pleasant outlook over trees, and scope for new owners to add their own touches.

Contact Ensum Brown today to arrange your private viewing appointment.



Ground Floor

Approx. 84.6 sq. metres (910.2 sq. feet)



Total area: approx. 84.6 sq. metres (910.2 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Plan produced using PlanUp.



Ensum Brown

Ensum Brown Estate Agents, 42 High Street, Royston – SG8 9AG

01763 750000

royston@ensumbrown.com

<http://ensumbrown.com>

