



# Medcalfe Way

Melbourn, Royston,  
Cambridgeshire, SG8 6HU  
£385,000

country  
properties

As you step into this charming, light-filled family home, you are immediately struck by the bright and airy accommodation. Sightlines lead you effortlessly through the property, past the kitchen and out to the generous rear garden, enhancing the sense of space throughout. Natural light is a defining feature of this beautifully presented home.

The large south-facing garden provides an outdoor retreat, complete with a vegetable plot for those seeking "the good life," a substantial lawn, bike shed and greenhouse, along with a spacious terrace. With direct access from both the kitchen and sitting room, it offers the perfect setting for entertaining and everyday living.

The ground floor comprises two well-proportioned reception rooms, including a double-aspect living room featuring a fireplace with log burner, creating a warm and inviting atmosphere. The contemporary kitchen boasts a stylish range and flows seamlessly into the dining room, ideal for modern family life.

Upstairs, the sense of space and light continues, with well-presented rooms, airy proportions and good ceiling heights throughout. The family bathroom is also conveniently located on this floor.

Externally, many neighbouring homes along the street have been significantly extended, providing clear precedent for those looking to further enhance and futureproof the property.

This is a home that must be viewed to be fully appreciated.

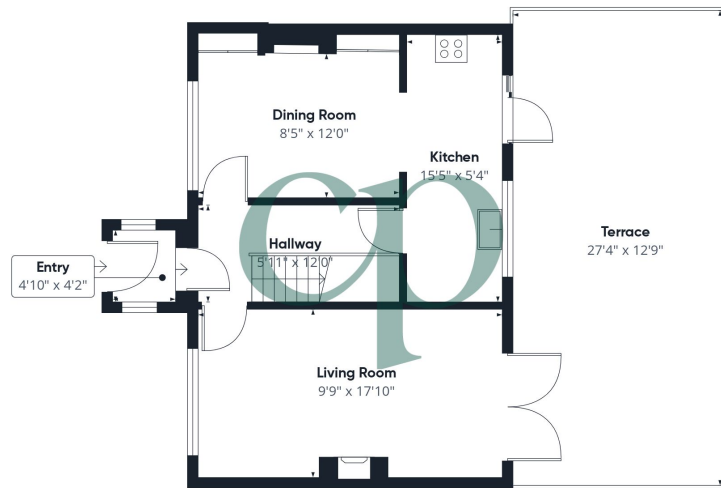
(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- Double Fronted Property
- Substantial Driveway to Side
- Large Plot
- Opportunity to extend (STPP)
- Central Village Location
- Close to Schools and Amenities
- South Facing Garden
- Freehold
- EPC Rating C









Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

886 ft<sup>2</sup>

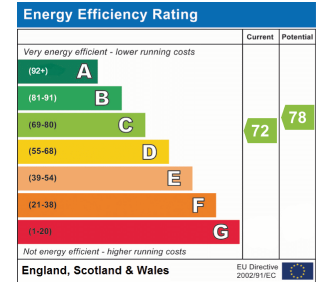
Balconies and terraces

349 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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