

62 Poppy Crescent, Melbourn, SG8 6GF

THOMAS MORRIS







Asking Price: £400,000 Freehold

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- Beautifully Finished End-of-Terrace Home
- Sough-After Village of Melbourn
- Double-Aspect Living Room and Kitchen/Dining Room
- Two Double Bedrooms with Built-in Storage
- Ensuite Shower Room to the Main Bedroom
- Well-Finished Family Bathroom
- Single Leasehold Garage with Driveway in Front
- Well-Maintained Rear Garden
- Freehold
- EPC - 83/B

A beautifully presented and generously proportioned two-bedroom end-of-terrace home, ideally positioned on the edge of a popular development in the highly sought-after Cambridgeshire village of Melbourn. This superb property represents an excellent opportunity for first-time buyers, combining stylish interiors with a peaceful setting and attractive open-field views to the front.

Upon arrival, the home immediately impresses with its enviable position, enjoying views across the countryside. The front door opens into a welcoming entrance hallway, thoughtfully designed with a storage cupboard, convenient WC, and useful understairs storage.

At the heart of the home is a spacious, double-aspect living room, beautifully finished and flooded with natural light, creating a warm and inviting space perfect for both relaxing and entertaining. To the rear, the property boasts a stylish and well-appointed kitchen/diner, also benefitting from a dual aspect and offering direct access to the rear garden.

Upstairs, the property continues to impress with a large, double-aspect principal bedroom complete with a built-in wardrobe and a modern ensuite shower room, which also incorporates a practical utility space. A second double bedroom and a contemporary family bathroom, fitted with a three-piece suite, complete the first floor.

Accommodation

Entrance Hall *6'3" x 13'5" (1.9m x 4.1m)*.
Living Room *11'3" x 17'1" (3.43m x 5.2m)*.
Kitchen/Dining Room *9'7" x 16'11" (2.92m x 5.16m)*.
WC *6'3" x 3' (1.9m x 0.91m)*.

Landing *6'3" x 6' (1.9m x 1.83m)*.
Bedroom *11'2" x 14'7" (3.4m x 4.45m)*.
Ensuite Shower Room *6'4" x 6'8" (1.93m x 2.03m)*.
Bedroom *9'7" x 10'6" (2.92m x 3.2m)*.
Bathroom *9'6" x 6'1" (2.9m x 1.85m)*.

Garden
Off-Road Parking
Garage *23' x 10'3" (7m x 3.12m)*.

Freehold
South Cambridgeshire District Council
Development Maintenance Charge - £30.00 per annum
Council Tax Band - "C"
EPC - 83/B









Further Information

The outdoor space is equally appealing, featuring a well-maintained lawn bordered by attractive flower beds, alongside a generously sized patio area—ideal for al fresco dining and summer gatherings. Further benefits include a leasehold garage en-bloc with parking to the front.

Melbourn itself is a thriving and well-connected village, offering a range of local amenities, access to the nearby science park, and reputable schooling. The property is also conveniently located just a 1.3-mile walk from the train station, providing fast and direct links to both London and Cambridge—making it an ideal choice for commuters.

This is a fantastic opportunity to acquire a stylish, move-in-ready home in a desirable village setting. Early viewing is highly recommended.

To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



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