



MELBOURN, ROYSTON

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An attractive modern three bedroom semi detached house situated in this quiet residential location in the ever popular South Cambridgeshire village of Melbourn.

The property has the benefit of a conservatory to the rear, a garage with driveway, and a lovely well landscaped rear garden.

The village of Melbourn is situated approximately 4 miles to the north of Royston and has a wealth of local amenities including local shops and small supermarkets, a primary school and a village college.

£410,000

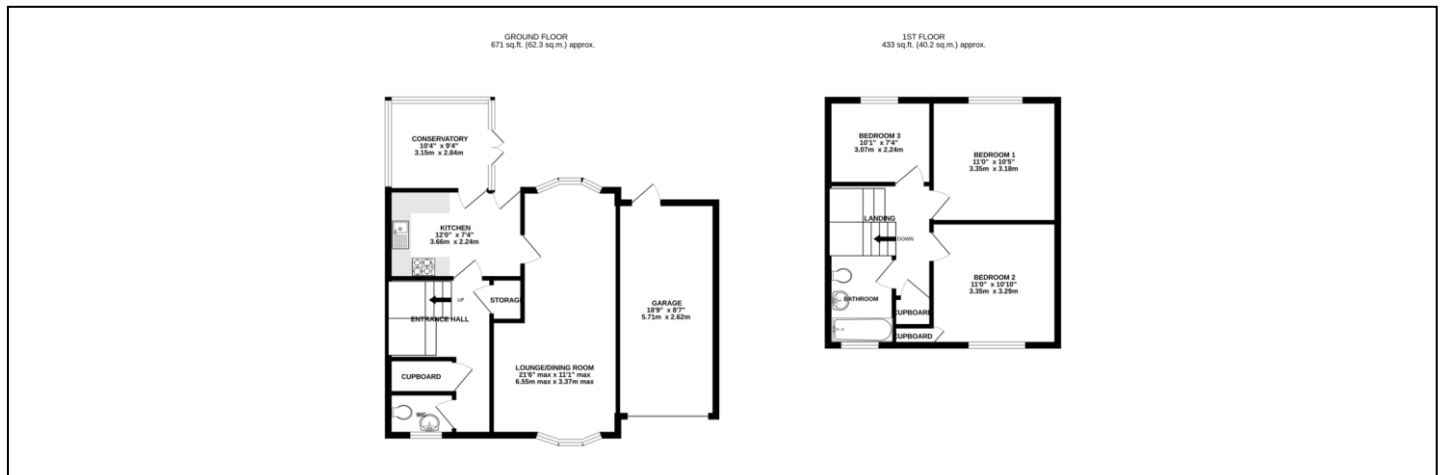
- Modern Semi Detached Home
- Three Bedrooms
- Garage and Driveway
- Large Landscaped Gardens
- Central Heating
- Conservatory
- Popular Village Location
- Ground Floor WC
- Local Shops and Amenities



STEP INSIDE On entering the property through the front door into the Entrance Hall, there is a WC to the immediate right hand side. There is a staircase rising to the first floor and a large walk in storage cupboard. On the right hand side of the hallway is the door into the Lounge/Dining Room, with bow windows to the front and rear aspects. The kitchen is at the rear, and is fitted with a range of units at eye and base levels, with working surfaces. There is space for the cooker and the fridge. The kitchen leads into the Conservatory, which has French double doors and integrated sliding insect prevention mesh doors for those summer months.

On the First Floor, the landing leads to the two double Bedrooms, and the Bathroom. Bedroom One has a range of fitted wardrobes. The bathroom has a three piece suite consisting of WC, wash hand basin and panelled bath with shower over.

STEP OUTSIDE The front of the property is approached via a double gated driveway, with off road parking for two cars which leads to the garage at the side. The front garden consists of a lawned area with shrub borders and circular central flower bed. The garage has electric up and over door, and light and power within. There is a personal door which leads into the rear garden. The Rear Garden is a large space which has been very well landscaped, and features a large lawn with neat well stocked flower and shrub beds and borders. There is a brick built outbuilding, and a timber summer house situated at the end of lawn area. The whole garden is private and fully enclosed.



TOTAL FLOOR AREA: 1103 sq ft. (102.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of blocks, fixtures, fittings and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown here are not meant to be guaranteed as to their condition or efficiency and may be given.
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Written quotations available on request. All loans secured on property. Life assurance is usually required.

