



Hale Close, Melbourn, Nr Royston, Hertfordshire SG8 6ET

Guide Price: £425,000

EPC - E

marshalls

Hale Close, Melbourn, Nr Royston, Hertfordshire SG8 6ET

An opportunity to purchase an immaculate four bedroom semi detached extended family home situated in the popular village of Melbourn in a quiet cul de sac location. The property benefits from good size accommodation and internal viewing is strongly recommended.

*Extended Family Home * Semi Detached * Four Bedrooms * Ensuite To Master Bedroom * Fitted Kitchen/Dining Room * Utility Room * Separate Lounge * Study/Playroom *
* Ground Floor Cloakroom * Fitted Bathroom * Gardens Front & Rear * Garage * Bloc Paved Driveway * Parking For Several Vehicles *

uPVC entrance door to:

ENTRANCE HALL:

Stairs to first floor. Radiators. Inset spotlights. Telephone point. Karndean flooring. Obscure glazed uPVC window to front. Doors to:

LOUNGE:

15' 5" x 13' (4.7m x 3.96m) Feature fire surround with open fire. Television point. Radiator. uPVC window to front.

STUDY/PLAYROOM:

11' 4" x 7' 9" (3.45m x 2.36m) Radiator. Inset spotlights. Cupboard housing wall mounted gas fired boiler serving central heating and hot water and water cylinder. Karndean flooring. uPVC window to front.

KITCHEN/DINING ROOM:

21' 5" max x 20' 3" max (6.53m max x 6.17m max) range of wall and base units with one and a half sink and drainer unit. Wooden work tops. Tiled splashbacks. Double oven. Hob. Extractor hood over. Integrated dishwasher. Integrated fridge freezer. Radiators. Inset spotlights. Karndean flooring. Understairs storage cupboard. uPVC windows to rear. uPVC French doors to outside. Velux roof light. Door to:

INNER HALL:

Inset spotlights. Karndean flooring. Doors to:

CLOAKROOM:

Low flush W.C. Wash hand basin with mixer tap. Tiled splashbacks. Radiator. Extractor fan. Karndean flooring.

UTILITY ROOM:

11' 9" x 4' 4" (3.58m x 1.32m) Work tops. Sink with mixer tap. Plumbing for washing machine. Space for dryers. Inset spotlights. Radiator. Karndean flooring. uPVC window to rear. uPVC door to outside.

FIRST FLOOR/LANDING:

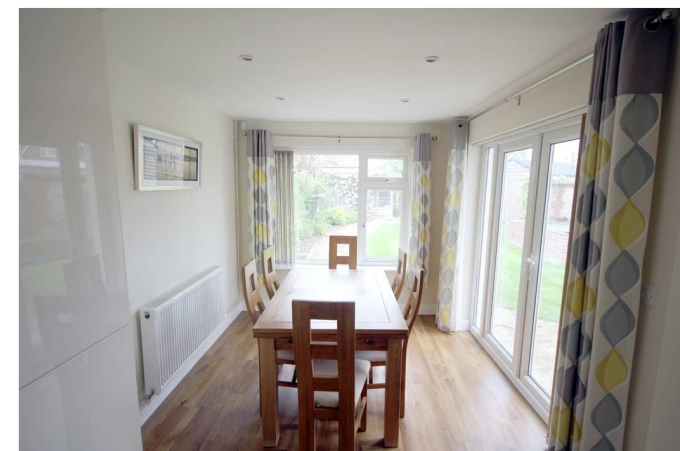
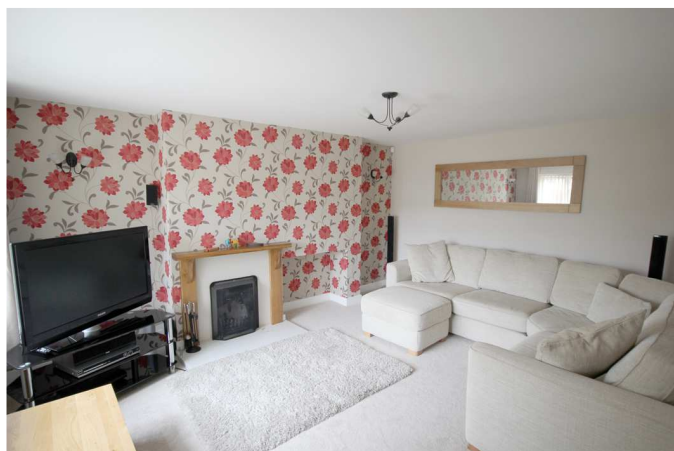
Skylight. Access to loft space. Radiator. Doors to:

MASTER BEDROOM:

12' 7" x 11' (3.84m x 3.35m) Radiator. uPVC window to front. Door to:

ENSUITE:

Fully enclosed and fully tiled double shower cubicle with wall and ceiling mounted Aqualisa power shower. Wash hand basin with mixer tap and vanity unit under and light cabinet over. Low level W.C. with fitted cupboards. Chrome towel rail. Inset spotlights. Extractor fan. Obscure glazed uPVC window to front.



BEDROOM TWO:

11' 6" x 9' 7" (3.51m x 2.92m) Radiator. uPVC window to front.

BEDROOM THREE:

9' 7" x 8' 7" (2.92m x 2.62m) Radiator. uPVC window to rear.

BEDROOM FOUR:

7' 8" x 6' 3" (2.34m x 1.9m) Stairwell. Radiator. uPVC window to front.

BATHROOM:

White suite comprising: Corner panel enclosed bath with seat. Wall mounted Aqualisa power shower and screen, mixer tap and shower attachment. Fully tiled surround. Wash hand basin with mixer tap and vanity unit under. Low flush W.C. with fitted cupboards. Inset spotlights. Extractor fan. Chrome towel rail. Obscure glazed uPVC

OUTSIDE:

REAR GARDEN:

Mainly laid to lawn with flower and shrub borders. Gravel pathway. Patio area. Brick built pond. Fence boundaries. Gate access to front.

FRONT:

Flower and shrub borders. Bloc paved driveway and parking for several vehicles leading to:

GARAGE:

18' 2" x 9' 8" (5.54m x 2.95m) Up and over electric shutter. Power and light. Eaves storage with double doors to rear to bloc paved area leading to:

WORKSHOP:

30' 11" x 10' 10" (9.42m x 3.3m) Power and light.

COUNCIL TAX:

Band D.

VIEWING:

Strictly by appointment via Marshalls 01763 247788.

FINANCIAL ADVICE:

Stephen Graham is an independent mortgage advisor and is available to discuss your financial requirements. Please telephone 01763 247788 to make an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage



DISTANCE TO STATION:

Meldreth	1.3m
Royston	4.6m



DISTANCE TO:

A1(M)	14.3m
M11	6.7m



DISTANCE TO SCHOOL:

Melbourn Primary School	0.7m
Melbourn Village College	0.5m



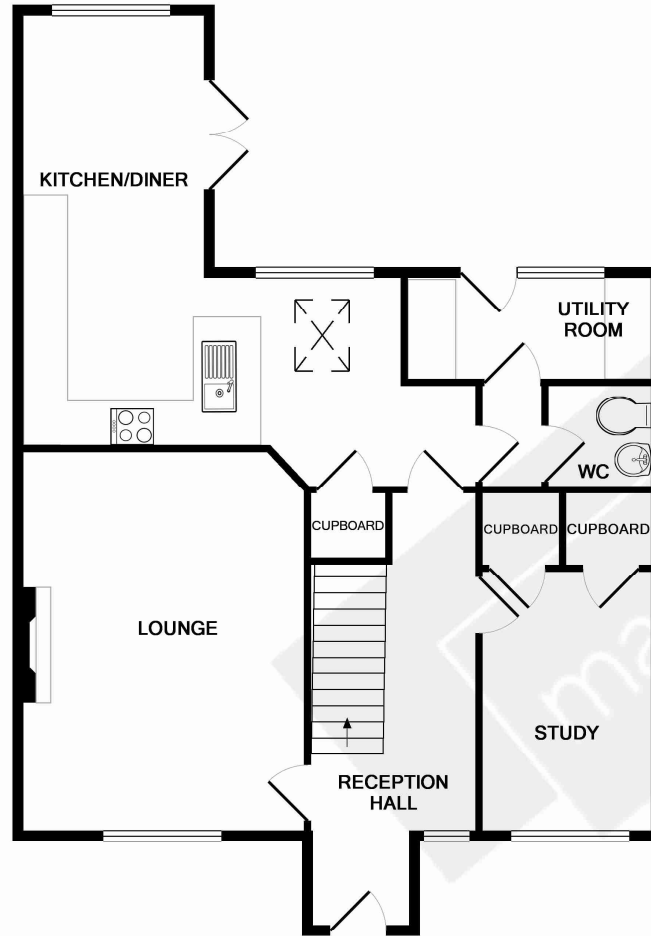
DISTANCE TO HOSPITAL:

Addenbrokes Hospital	8.7m
Lister Hospital Stevenage	17.3m

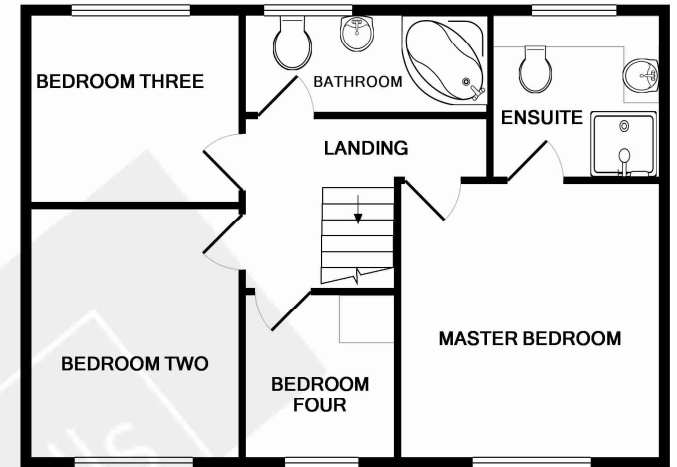


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	45	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 842 SQ.FT.
(78.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 578 SQ.FT.
(53.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1420 SQ.FT. (131.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Notes

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
3. Any floor plans are for the purpose of a service to our customers and are intended to be a guide to the layout only. Any floor plans are not to scale and their accuracy cannot be guaranteed.
4. These particulars are believed to be correct but their strict accuracy is not guaranteed neither do they constitute an offer or contract.

