



1 Marys Way, Meldreth, Royston, Cambridgeshire. SG8 6RH.

COUNTRY PROPERTIES
PART OF HUNTERS
EXCLUSIVE



1 Marys Way, Meldreth, Royston, Cambridgeshire. SG8
6RH.

Freehold
£725,000

An immaculately presented and incredibly spacious 4 double bedroom modern executive home in popular village location with excellent transport links! Internally this wonderful family home offers a high specification fit and finish throughout, 2 en-suites, a 21ft lounge and large open plan kitchen/dining room. Externally there is an attractive South facing rear garden, single garage, driveway parking for 2 cars, and lovely views over open fields to the front.





Ground Floor

Entrance Hall

Particularly light and spacious entrance hall, radiator, window to front x 2, stairs to first floor, doors to:

Cloakroom

Radiator, W.C, Wash hand basin.

Study

9' 7" x 8' 3" (2.92m x 2.51m)

Window to front aspect, radiator.

Lounge

21' 0" x 11' 3" (6.40m x 3.43m)

Radiator x 2, window to front aspect, electric feature fire, French doors to rear patio area.

Kitchen/Dining Room

21' 7" (max) x 18' 3" (max) (6.58m x 5.56m)

Window to rear aspect, radiator x 2, range of wall mounted and base units with work surface over and inset sink & drainer, integral oven, induction hob with extractor over, fridge freezer, dishwasher, French doors to rear patio area, door to:

Utility

5' 1" x 7' 5" (1.55m x 2.26m)

Radiator, wall mounted and base level units with work surface over and inset sink with drainer, space for washing machine and tumble dryer, concealed wall mounted boiler, external door to side.

First Floor

Landing

Generous landing space with window to front aspect, radiator, loft hatch, airing cupboard, large double storage cupboard, doors to:

Bedroom 1

9' 6" x 12' 2" (2.90m x 3.71m)

Window to rear aspect, radiator, built-in wardrobes, door to:

En-Suite

W.C, wash hand basin, heated towel rail, heated mirror, shower cubicle, frosted window to rear.

Bedroom 2

11' 4" x 11' 3" (3.45m x 3.43m)

Window to rear aspect, radiator, built-in wardrobes, door to:

En-Suite

W.C, wash hand basin, heated towel rail, heated mirror, shower cubicle, frosted window to rear aspect.

Bedroom 3

14' 5" x 8' 5" (4.39m x 2.57m)

Radiator, window to rear aspect.

Bedroom 4

9' 4" x 11' 4" (2.84m x 3.45m)

Window to front aspect, radiator.

Bathroom

Heated towel rail, bath with shower over and screen, W.C, wash hand basin, heated mirror, frosted window to side aspect.

External

Front

Lawned front garden with driveway to side providing off road parking for 2 cars leading to single garage, gated access to rear.

Garage

8' 2" x 12' 9" (2.49m x 3.89m)

Light, power, up and over door, pedestrian door to side.

Rear

South facing patio area leading to lawned rear garden with mature beds and borders and shaded seating area to the rear, bin storage space to side, timber shed, pedestrian door to garage, gated access to front.



A bit about Meldreth

Meldreth is a village and civil parish in South Cambridgeshire, England, located around 10 miles south-west of Cambridge. Meldreth is well served by local shops with a well-stocked general store open from 7am – 10pm daily, a number of farm shops offering a range of fresh fruit, vegetables, gifts & groceries, as well as other services available including Reflections Hair Studio, Meldreth Motor Company, The Picture Framers, Gympo's gym and Meldreth Landscapes. Additional shops including a Co-op are located in the neighbouring village of Melbourn. Royston is three miles away and has a number of supermarkets and independent shops and there are excellent shopping facilities in Cambridge, about ten miles away.

Situated to the south east of the village, Meldreth Railway Station is on the Kings Cross to Kings Lynn line via Stevenage and Cambridge with trains running every 30 minutes during peak hours and every hour off peak.

The popular Meldreth Primary School, rated 'Good' by Ofsted is situated opposite the village hall and educates children from 4 to 11. There are approximately 190 pupils on roll.

DISCLAIMER

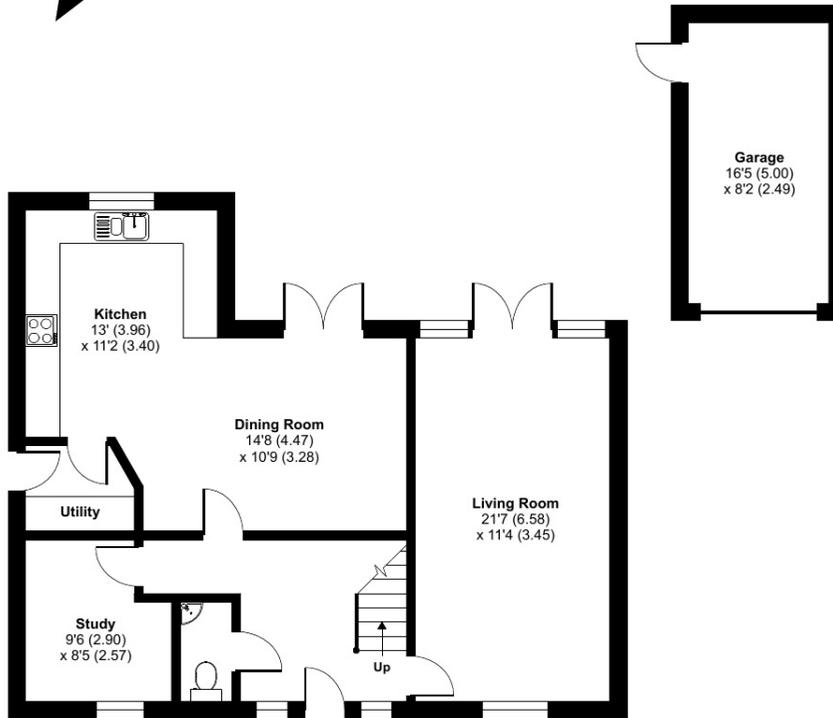
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Approximate Area = 1618 sq ft / 150.3 sq m

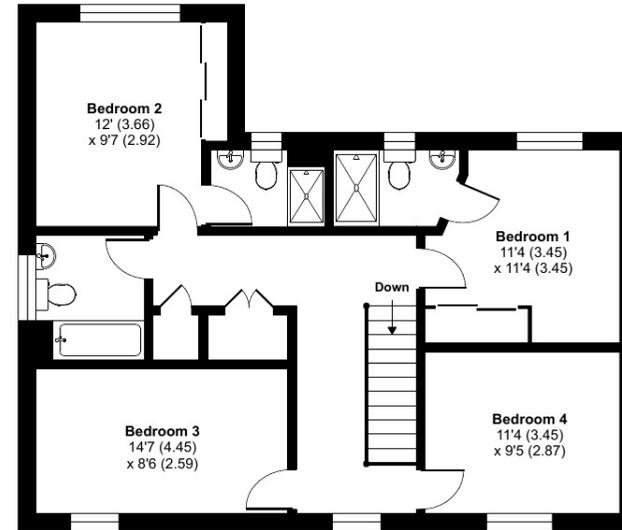
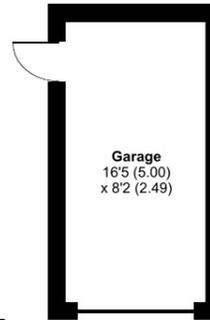
Garage = 134 sq ft / 12.5 sq m

Total = 1752 sq ft / 162.8 sq m

For identification only - Not to scale



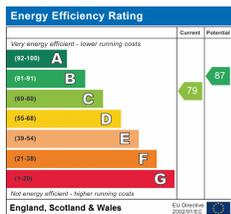
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Country Properties. REF: 960480



Viewing Arrangements

Strictly by prior appointment only through

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