



8, Flambards Close

Meldreth, Royston,
Cambridgeshire, SG8 6JX
OIEO £550,000

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This unique and rare opportunity to purchase this beautiful detached family residence situated in the ever popular village of Meldreth, which has been occupied by the same family for 39 years. The property benefits from an incredible sized plot with fully enclosed rear private garden which is surrounded by nature and greenery and boasts versatile living accommodation throughout, with significant scope to extend as neighbouring properties have done as shown on the aerial photograph (STPP). The property comprises; an entrance hallway, spacious lounge with feature fireplace and overlooks the green to the front, dining room, separate kitchen, and downstairs modern WC. To the first floor accommodation are four excellent sized bedrooms and a modern family bathroom. Externally the property offers a lovely front garden with block paved driveway for two cars, an integral tandem garage and to the rear is a stunning rear garden surrounded by woodlands and trees providing the property lots of privacy with patio area from the dining room which is ideal for entertaining or alfresco dining.

This wonderful home is very strikingly positioned directly across from the green, an extremely popular quiet family location with its exceptional sized rear garden, it's a property not to be missed out on.

Meldreth is situated approximately 11 miles south west of Cambridge city centre just off of the A10 and benefits from good everyday shopping facilities with a convenience store, popular farm shop, church, primary school, and 'The British Queen' public house. Meldreth village also benefits from a railway station with links to London Kings Cross.

- Fantastic detached family home
- Downstairs WC & family bathroom
- Driveway for 2 - 3 cars & tandem garage
- Gas central heating
- Fantastic village location with train station
- 4 excellent size bedrooms
- Two reception rooms and separate kitchen
- 120ft private rear garden
- Further potential to extend (STPP)
- Unique size plot, not on the market for the past 39 years



Accommodation

Entrance Hallway

uPVC obscure double glazed front door, stairs ascending to the first floor, large built in under stairs cupboard, radiator, smoke detector, access to the tandem garage and doors to:

Lounge

18' 11" into recesses x 10' 9" (5.77m x 3.28m)
Fantastic size lounge, large uPVC double glazed window overlooking the green at the front of the property, open fireplace with a copper surround, large radiator, plenty of double sockets, obscure single glazed door into the hallway.

Dining Room

12' 0" x 10' 3" (3.66m x 3.12m)
Plenty of double sockets, radiator, large uPVC double glazed sliding patio doors onto the rear garden.

Kitchen

11' 10" x 8' 4" (3.61m x 2.54m)
Tiled flooring, radiator, matching wall and base units with a roll edge worktop, sink 1 1/2 with drainer and mixer tap, space for an oven, space for an undercounter fridge, space and plumbing for a washing machine, uPVC double glazed window to the rear aspect, old obsolete oil boiler (the house has now been converted to gas).

Downstairs WC

Modern WC comprises; tiled flooring, fully tiled wall to ceiling, wash hand basin with vanity unit, radiator, low level flush WC, obscure double glazed window to the rear aspect.

First Floor

Landing

Small half landing with a uPVC double glazed window to the side aspect, to the landing is loft access, smoke detector, airing cupboard housing the immersion tank and this space has access into all bedrooms and the family bathroom.



Master Bedroom

10' 3" into wardrobes x 10' 3" max (3.12m x 3.12m)

Built in wardrobes with hanging rails and shelving, radiator, plenty of double sockets, large uPVC double glazed window to the rear aspect.

Bedroom Two

10' 9" x 9' 7" (3.28m x 2.92m)

Plenty of double sockets, radiator, uPVC double glazed window overlooking the front of the property.

Bedroom Three

9' 11" x 8' 5" (3.02m x 2.57m)

Radiator, plenty of single sockets, built in cupboard with shelving and hanging rail, uPVC double glazed window to the rear aspect.

Bedroom Four

9' 0" x 7' 1" (2.74m x 2.16m)

Radiator, single sockets, uPVC double glazed window to the front aspect, built in cupboard with shelving.

Family Bathroom

Fully tiled wall to ceiling, radiator, stand alone shower with mains shower, wash hand basin with pedestal, low level flush WC, bath with mixer taps, obscure double glazed window to the side aspect.



External

Front

The front of the property is mainly laid to lawn with a block paved driveway providing off road parking for 2 - 3 vehicles leading up to the front door and tandem garage, a pathway leads round the front of the property and down the side with gated access to the rear.

Tandem Garage

30' 1" x 8' 0" (9.17m x 2.44m)

Allows parking for a further two vehicles, electric roller door, gas meter, electric consumer unit, boiler, power and lighting, access into the entrance hallway, uPVC double glazed window and door onto the rear aspect.

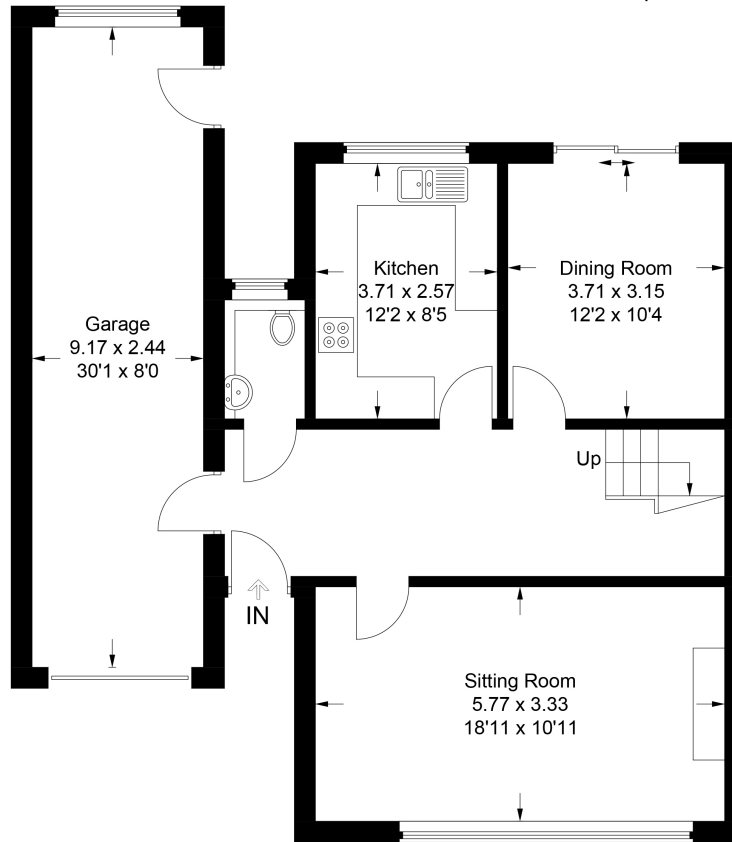
Rear

To the rear of the property, patio doors lead from the dining room onto a patio area ideal for entertaining or dining with outside lighting and tap, gated access to the front of the property, uPVC double glazed door into the garage and an obsolete oil tank. The main garden is laid to lawn and fully enclosed via fence to all sides, bordered by shrubs and hedgerow, the space is an amazing size measuring 100ft +, with a shed and large greenhouse to the rear.

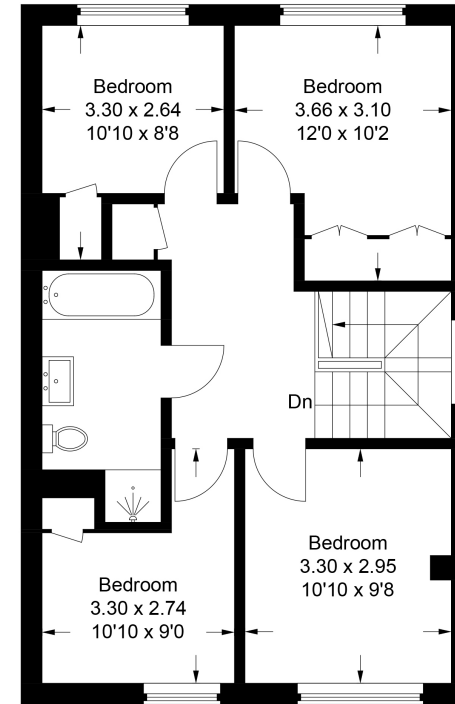




Approximate Gross Internal Area
Ground Floor = 84.3 sq m / 907 sq ft
(Including Garage)
First Floor = 55.0 sq m / 592 sq ft
Total = 139.3 sq m / 1,499 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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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