



# 43, Melbourn Road

Royston,  
Hertfordshire, SG8 7DF  
OIEO £700,000

country  
properties

**\*\*OPEN HOUSE - Saturday 13th July between 10am-12pm via appointment\*\***

A real opportunity to purchase this beautiful family home on a generous size plot with planning permission approved. This attractive semi-detached family residence comprises; a spacious entrance hallway, lounge with log burner, formal dining room, kitchen/breakfast room, outside WC, and integral single garage. To the first floor accommodation there are four excellent sized bedrooms and a family bathroom. Externally the property boasts a stunning mature rear garden with a large patio at the rear with access to the Studio/Summer House/Home office with its own log burner. To the front is a driveway with parking for 4/5 cars and access to the integral garage, there are also gates to the side of the property with further parking for 2/3 cars and access to a separate detached garage/workshop. This property benefits from a superb plot size, granted planning permission, lots of parking and outbuildings.

This family home is within a short walk from all the amenities of this thriving market town. Royston's vibrant market town benefits from commuter links directly to London's Kings Cross and Cambridge via the British Railway Network and also has excellent commutable road links via the A10, M11, A505 and A1M and has good access directly to Cambridge City Centre along with London Luton and Stansted airports both being within a 45 minute drive. There are desirable schools for lower and higher education with two schools holding outstanding reputation. Royston town centre benefits from local amenities including boutique shops, restaurants/bars, major supermarkets and doctors and dentists.

- Beautiful semi-detached family home
- Two reception rooms and a large kitchen/breakfast room
- Versatile outbuilding
- Driveway for 4 - 6 vehicles
- Four excellent sized bedrooms
- Two separate single garages
- Huge plot with large rear garden
- Planning permission to extend on the ground floor to the rear and side



## Accommodation

### Entrance Hallway

Accessed via a uPVC obscure door with windows to both sides, uPVC obscure glazed window to the front aspect, original floorboards, radiator, stairs ascending to the first floor accommodation, high ceilings, under stairs cupboard housing the consumer unit, access into the kitchen/breakfast room, dining room and lounge.

### Lounge

16' 4" into bay x 12' 2" into recesses (4.98m x 3.71m)

Spacious accommodation providing; uPVC double glazed lead bay window to the front aspect with fitted blinds, original floorboards, large radiator, plenty of double sockets, beautiful feature fireplace with log burner, tiled heath and stone effect surround, two recesses to either side of the fireplace with built in cupboards, telephone point, wall lighting and a ceiling light.

### Dining Room

14' 2" x 12' 2" into recesses (4.32m x 3.71m)

Large radiator, original serving hatch into the kitchen/breakfast room, large single glazed window to the rear aspect overlooking the garden, feature fireplace with wooden heath and surround, recesses to either side of the chimney breast, double sockets.

### Kitchen/Breakfast Room

17' 11" x 10' 10" (5.46m x 3.30m)

L-shaped room with; matching wall and base units with a roll edge worktop, large Leisure Cookmaster 5 ring gas hob and oven with induction hob, cooker hood above, space and plumbing for a dishwasher and washing machine, stainless sink and a 1/2 with drainer, single glazed wooden window overlooking the rear garden, plenty of double sockets, under counter fridge, large breakfast bar with seating for 6, tiled flooring, gas boiler housed into the recess, serving hatch into the dining room, working chimney breast with brick surround, built in cupboard with a roll edge work top to either side of the chimney breast, large single glazed wooden window overlooking the rear garden, single glazed door out onto the rear garden with access to the garage.

### First Floor

#### Landing

Original lead single glazed obscure window to the side aspect, smoke detector, access to the loft space, wall lighting, single socket.

#### Master Bedroom

16' 11" into bay x 12' 2" into recesses (5.16m x 3.71m)

Fantastic size, large uPVC double glazed lead bay window with fitted blinds and large window seat, feature cast-iron fireplace with wooden surround, recess to both sides of the chimney breast, radiator, plenty of double sockets.



## Bedroom Two

14' 4" x 12' 0" into recesses (4.37m x 3.66m)  
Large radiator, high ceilings, uPVC double glazed window to the rear aspect, original cast-iron feature fireplace, recesses to either side of the chimney breast, plenty of double sockets.

## Bedroom Three

15' 6" x 8' 7" (4.72m x 2.62m)  
Two uPVC double glazed dual aspect lead windows to the front and side aspect, plenty of double sockets, radiator.

## Bedroom Four

9' 1" x 8' 9" (2.77m x 2.67m)  
Versatile space, uPVC double glazed lead window to the front aspect with fitted blinds, large radiator, plenty of double sockets.

## Family Bathroom

Sliding mirrored doors into a large built in airing cupboard housing the emersion heater, wash hand basin with pedestal, mirrored storage cupboard above, large bath with mains shower above, low level flush WC, antique heated towel rail, partially tiled, two obscure uPVC double glazed windows to the rear aspect.

## External

## Garage

16' 8" x 8' 5" (5.08m x 2.57m)  
High ceiling, two double wooden doors, single glazed wooden window to the side aspect, double sockets and power, space for a tumble dryer.



## Outside Toilet

Low level flush WC, tiled flooring, obscure single glazed window to the side aspect.

## Front

Large gravel driveway providing off road parking for 4 - 5 vehicles, double gates round to the side of the property accessing the detached single garage and further parking for 2 - 3 vehicles, access from the main driveway into the integral single garage, open porch area with tiled flooring leading up to a uPVC obscure door with windows to either side.

## Rear

The rear garden is split into two separate areas via gated access. Off the rear of the house the garden is mainly laid to lawn boarded by shrubs and trees with a large gravel area, lighting, tap, bin storage, wooden shed, patio pathway leading to the rear of the garden and access into the detached double garage, kitchen/breakfast room, integral garage and outside toilet. The back of the garden is accessed via two iron gates and is mainly laid to lawn with lighting and a beautiful patio area ideal for entertaining which provides access into the summer house/studio.

## Detached Garage

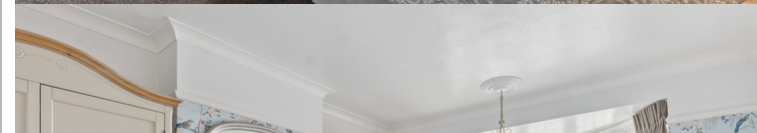
17' 6" x 13' 7" (5.33m x 4.14m)  
Timber framed with an apex roof with plenty of storage, large wooden double doors to the front, side door onto the garden, two single glazed wooden windows to the side aspect, access into the store room.

## Store Room

13' 9" x 6' 0" (4.19m x 1.83m)  
Access from the detached garage, door to the side aspect leading into the garden, single glazed wooden window to the rear aspect, apex roof, separate storage space.

## Summer House/Studio

This beautiful space was built by the current owners and is accessed from the rear garden by double glazed double doors with built in blinds to the front aspect. The space comprises; outside lighting, plenty of double sockets, wood burner, three tilt and turn double glazed wooden windows with built in blinds to the front aspect and a double glazed tilt and turn wooden window with built in blinds to the side aspect.





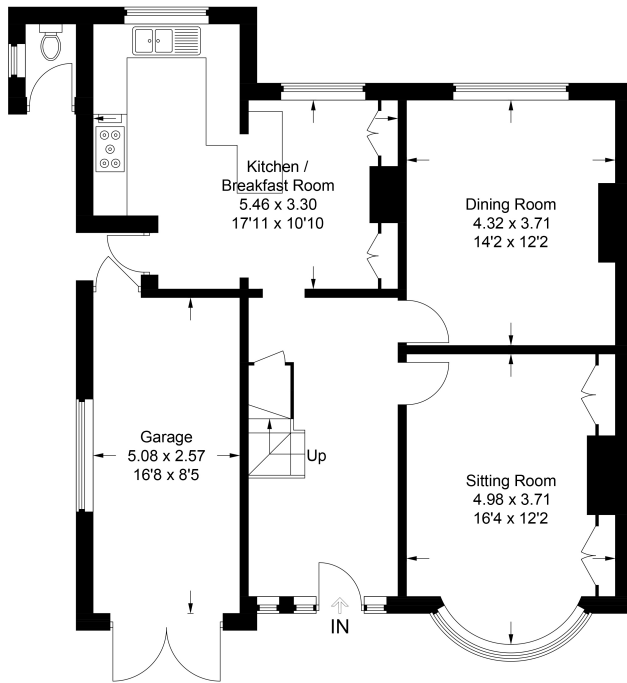
Approximate Gross Internal Area (Excluding Studio)

Ground Floor = 70.2 sq m / 756 sq ft

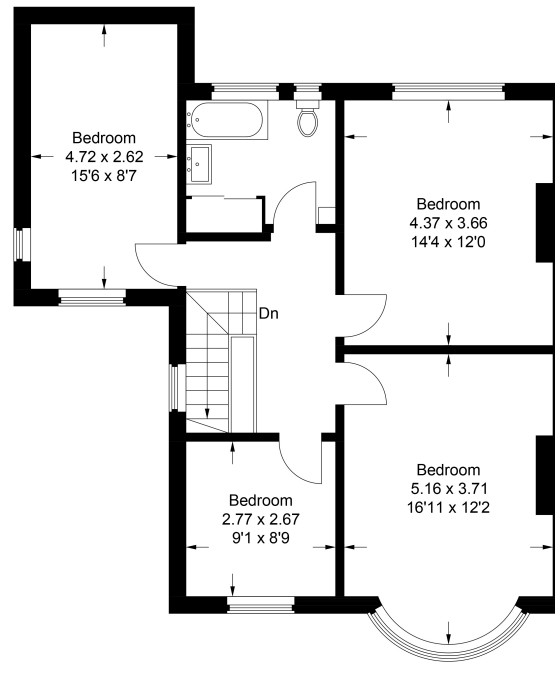
First Floor = 71.5 sq m / 770 sq ft

Outbuildings = 46.5 sq m / 500 sq ft

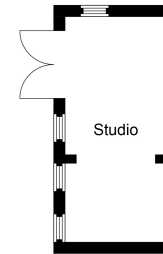
Total = 188.2 sq m / 2,026 sq ft



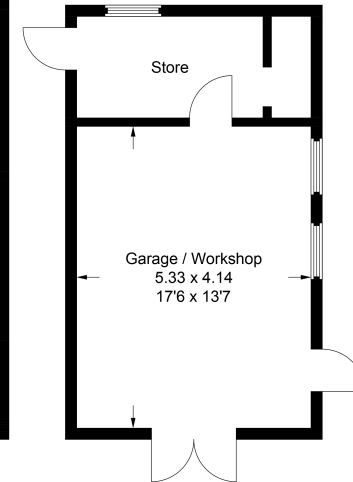
Ground Floor



First Floor



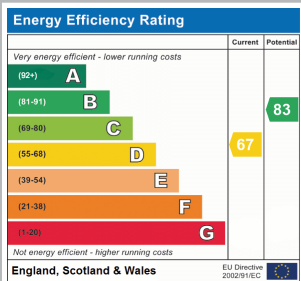
(Not Shown In Actual Location / Orientation)



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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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Viewing by appointment only

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