



3, Cedar Close

Melbourn, Royston,
Cambridgeshire, SG8 6BL

Freehold - Guide Price £650,000

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properties

We are delighted to present this wonderfully presented and substantial family home. Situated in a quiet cul-de-sac in the lovely village of Melbourn, this residence is the perfect home for a growing family or anyone who requires sufficient space which Cedar Close has in abundance. As you enter the property you are greeted by a convenient porch area which extends into a welcoming entrance hallway, spacious and bright lounge, dining area, contemporary kitchen, utility room, shower room, study/bedroom 5 and conservatory to the rear. The first floor consists of a modern family bathroom and 4 good size bedrooms with en-suite and walk in wardrobe to the master. Externally, this home boasts a comfortable driveway for 3 - 4 cars and a large rear garden with mature shrubs, raised decking area and access via both sides.

- Detached 5 bedroom family home
- En-suite & walk in wardrobe to master
- Conservatory
- Modern specification
- Utility room
- 3 - 4 Car driveway
- Council Tax band E / EPC rating D

Ground Floor

Entrance Porch

4' 6" x 5' 8" (1.37m x 1.73m)
Laminate flooring, radiator.

Entrance Hallway

11' 8" x 2' 10" (3.56m x 0.86m)
Laminate flooring, under stairs storage cupboard, stairs to the first floor.

Lounge

11' 4" x 14' 6" (3.45m x 4.42m)
Two double glazed windows to the front aspect, fireplace, two radiators.

Kitchen

10' 3" x 11' 3" (3.12m x 3.43m)
Double glazed window to the rear aspect, range of wall mounted and base level units with wooden work surfaces over and inset 1 1/2 bowl sink, integral oven, fridge and dishwasher, gas hob and extractor fan over, laminate flooring, radiator.

Utility Room

5' 11" x 8' 1" (1.80m x 2.46m)
Double glazed window to the rear aspect, range of wall mounted and base level units with wooden work surface over and inset sink, space for a washing machine and tumble dryer, cupboard housing boiler, laminate flooring, radiator, door to rear garden.

Dining Room

9' 7" x 9' 2" (2.92m x 2.79m)
Radiator, access into kitchen and conservatory.

Conservatory

11' 2" x 9' 2" (3.40m x 2.79m)
Double glazed windows, laminate flooring, radiator, French door to rear garden.



WC/Shower Room

7' 0" x 4' 8" (2.13m x 1.42m)

Double glazed window to the side aspect, vinyl flooring, WC, walk in shower, wash hand basin with vanity unit below, radiator, tiled walls.

Study/Bedroom Five

10' 0" x 7' 1" (3.05m x 2.16m)

Double glazed window to the front aspect, built in cupboard, radiator.

First Floor

Landing

3' 0" x 12' 4" (0.91m x 3.76m)

Built in storage cupboard, doors to:-

Bedroom One

11' 11" x 11' 6" (3.63m x 3.51m)

Double glazed window to the front aspect, walk in wardrobe, two radiators.

En-suite

3' 11" x 8' 9" (1.19m x 2.67m)

Double glazed window to the front aspect, vinyl flooring, WC, wash hand basin with vanity unit below, shower cubicle, heated towel rail, tiled walls.

Bedroom Two

9' 3" x 11' 6" (2.82m x 3.51m)

Double glazed window to the rear aspect, built in storage cupboard, radiator.

Bedroom Three

13' 1" x 8' 1" (3.99m x 2.46m)

Double glazed window to the front aspect, radiator, free standing recessed double wardrobes.

Bedroom Four

7' 11" x 8' 0" (2.41m x 2.44m)

Double glazed window to the rear aspect, radiator.

Bathroom

4' 8" x 8' 8" (1.42m x 2.64m)

Double glazed window to the rear aspect, wash hand basin with vanity unit below, WC, bath, heated towel rail, laminate flooring, tiled walls.

External

Rear Garden

Large rear garden mainly laid to lawn with mature shrubs, raised decking area, feature seating area on the lower level with shed and bicycle store, access to both sides.

Front

Driveway providing comfortable off road parking for 3 - 4 cars.

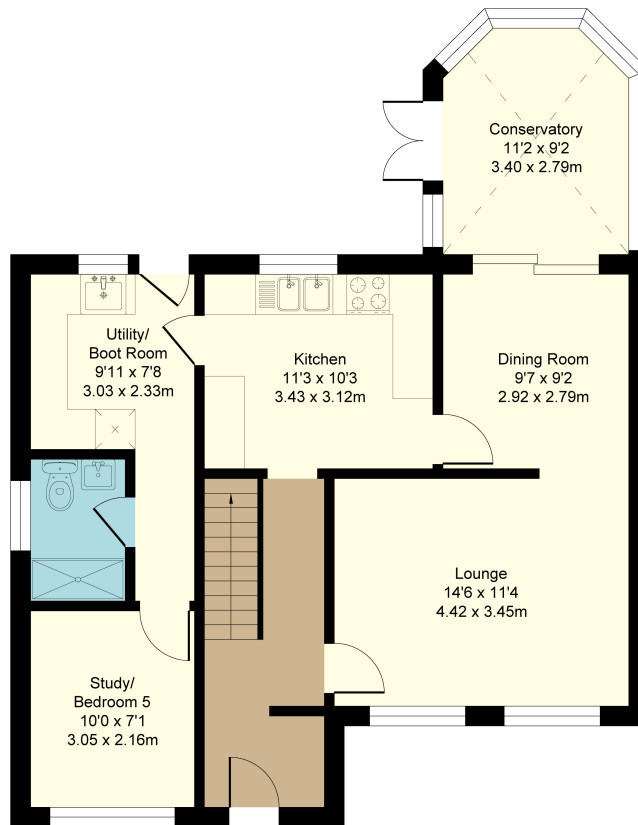




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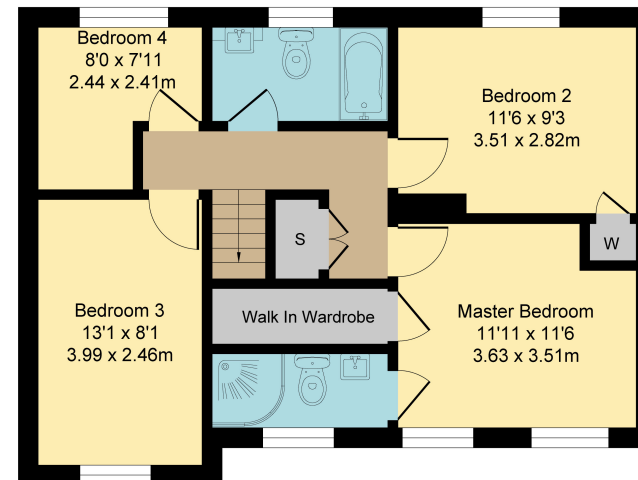
Ground Floor

Area: 72.5 m² ... 781 ft²



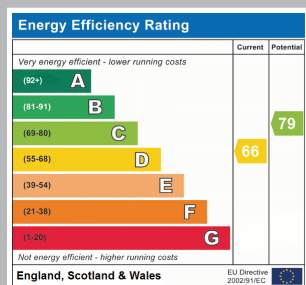
First Floor

Area: 53.0 m² ... 571 ft²



Total Area: 125.5 m² ... 1352 ft²

All Measurements are approximate and for display purposes only



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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