



# 8, Rupert Neve Close

Melbourn, Royston,  
Cambridgeshire, SG8 6FB

**Freehold - Guide Price £450,000**

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An attractive and immaculately presented semi-detached property which is nestled inside a private cul-de-sac within the popular village of Melbourn. This contemporary home comprises of a modern and bright kitchen/diner, sizeable lounge with French doors leading to the garden and downstairs WC on the ground floor. To the first floor there are three spacious bedrooms with en-suite shower room to the master bedroom and a family bathroom. This well presented residence also benefits from having both a private and low maintenance garden with side access, raised decking area, additional patio, space for sheds/storage and a block-paved driveway with carport at the front.

- Immaculately presented throughout
- Semi-detached family home
- Private cul-de-sac location
- Driveway with carport
- Village location
- Master bedroom with en-suite
- Council Tax band D
- EPC rating C

## Accommodation

### Entrance Hall

17' 11" x 4' 5" (5.46m x 1.35m) Double radiator. Laminate flooring. Under stairs storage cupboard.

### Kitchen

16' 4" x 9' 6" (4.98m x 2.90m) Wall and base units. Integrated dishwasher. Integrated fridge/freezer. Electric oven and hob.

Window to front aspect. Spotlights. Tiled flooring.

### Lounge

12' 4" x 17' 5" (3.76m x 5.31m) Window to rear aspect. French patio doors to garden. Double radiator. Laminate flooring.

### Cloakroom

5' 4" x 3' 1" (1.63m x 0.94m) Window to front aspect. Part tiled walls. Wash hand basin with mixer tap over. WC. Tiled flooring. Spotlights.

## First Floor

### Stairs and Landing

10' 5" x 6' 9" (3.17m x 2.06m) Airing cupboard. Window to side aspect. Single radiator. Carpeted. Loft hatch.

### Bedroom One

12' 2" x 10' 2" (3.71m x 3.10m) Window to rear aspect. Double radiator. Built in wardrobe. Carpeted.



## En-Suite

6' 8" x 10' 2" (2.03m x 3.10m) Part tiled walls. Walk in shower cubicle. Wash hand basin with mixer tap over and vanity unit under. WC. Tiled flooring. Spotlights.

## Bedroom Two

9' 7" x 10' 2" (2.92m x 3.10m) Bay window to front aspect. Double radiator. Carpeted.

## Bedroom Three

8' 6" x 6' 9" (2.59m x 2.06m) Window to rear aspect. Double radiator. Carpeted.

## Bathroom

5' 9" x 6' 9" (1.75m x 2.06m) Spotlights. WC. Wash hand basin with mixer tap over. Part tiled walls. Bath with shower attachment. Window to front aspect. Tiled flooring.

## External

### Garden

Approximately 42ft x 20ft. Side access to the left. Raised decking at the rear. Astro turfed lawn area. Patio.

## Agent's Notes

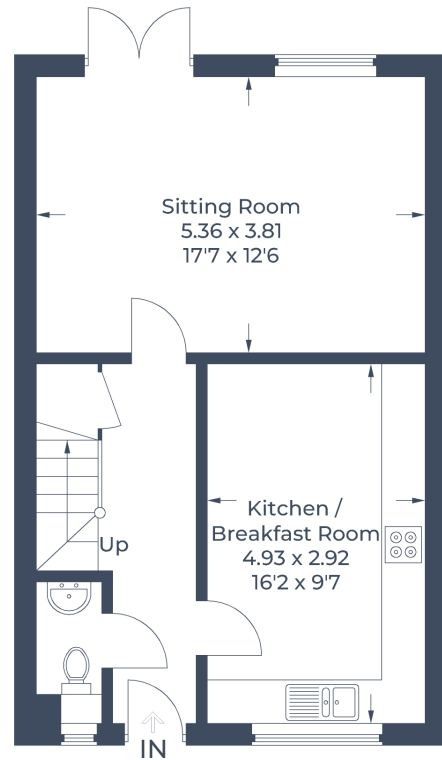
### Melbourn

Melbourn has a host of amenities including highly regarded primary and secondary schools, renowned butcher/delicatessen, convenience stores and restaurants/hostelries. There are excellent communication links via rail to London Kings Cross and Cambridge and by road via the A10, A505, A1/M and the M11.

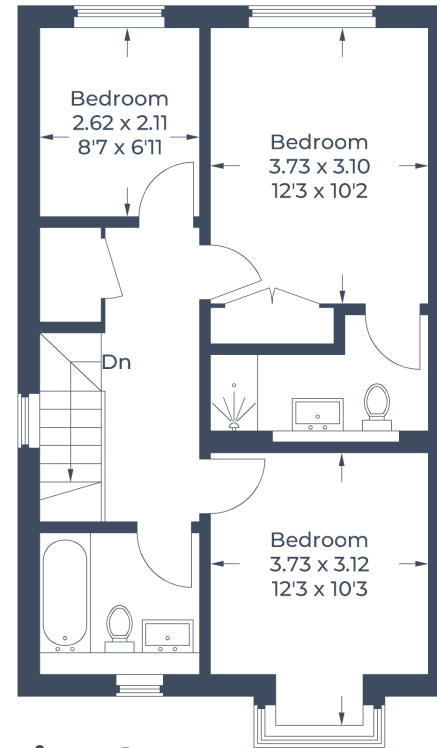




Approximate Gross Internal Area  
 Ground Floor = 48.0 sq m / 517 sq ft  
 First Floor = 48.4 sq m / 521 sq ft  
 Total = 96.4 sq m / 1,038 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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