



59, North End
Meldreth, Royston,
Cambridgeshire, SG8 6NU
Freehold £587,000

COUNTRY PROPERTIES
PART OF HUNTERS

A Four-bedroom, extended home with an amazing garden that backs onto paddocks. Improved by the current owners, the property now offers a fabulous family/kitchen area with separate sitting room and a master bedroom with a Juliette balcony with superb views.

- Four bedrooms with en-suite to master
- Juliette balcony offering stunning views
- Double glazed summerhouse/studio
- Kitchen/Family room with bi-fold doors to garden
- Plot 0.25 acres with ample off-road parking
- Open cast iron fireplace



Ground Floor

Entrance Hall

Radiator, stairs to first floor.

Utility Area

Window to front aspect, plumbing for washing machine, supply for tumble dryer, in-top stainless steel sink & drainer, wall and base units with work surface over, wall mounted gas boiler.

Bathroom

2 x windows to side aspect, low level W.C, wash hand basin, panelled bath with shower attachment, radiator.

Lounge

Window to front aspect, laminated flooring, open fireplace with cast iron surround, under-stairs cupboard.

Kitchen/Family Room

Bi-fold doors to rear, wall mounted & base units with work surfaces over, in-top ceramic sink and drainer, range oven with extractor over, supply for fridge-freezer, space for dishwasher.

First Floor

Bedroom 2

Window to front aspect, radiator.

Bedroom 3

Window to side aspect, radiator.

Bedroom 4

Window to side aspect, radiator.

Master Bedroom

Full length windows to rear aspect with Juliette balcony, free-standing claw foot bath, underfloor heating



En-Suite

Sliding opaque glass door, shower cubicle, velux window, low level W.C, wash hand basin with vanity units below, wall mounted heated towel rail and underfloor heating.

Outside

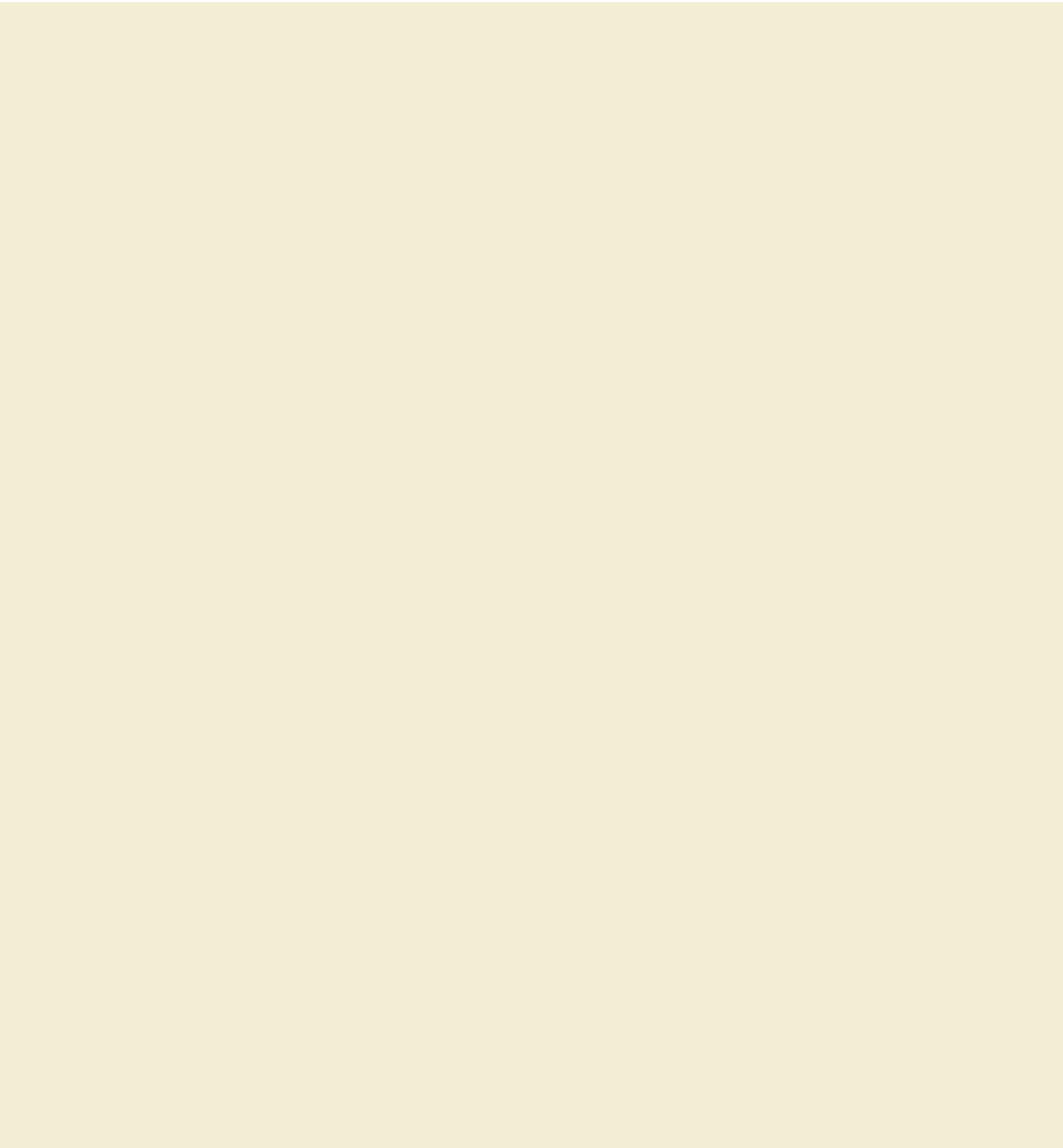
Rear Garden

Pond, patio, lawn overlooking fields.
Hot tub - by formal agreement.

Garden Room

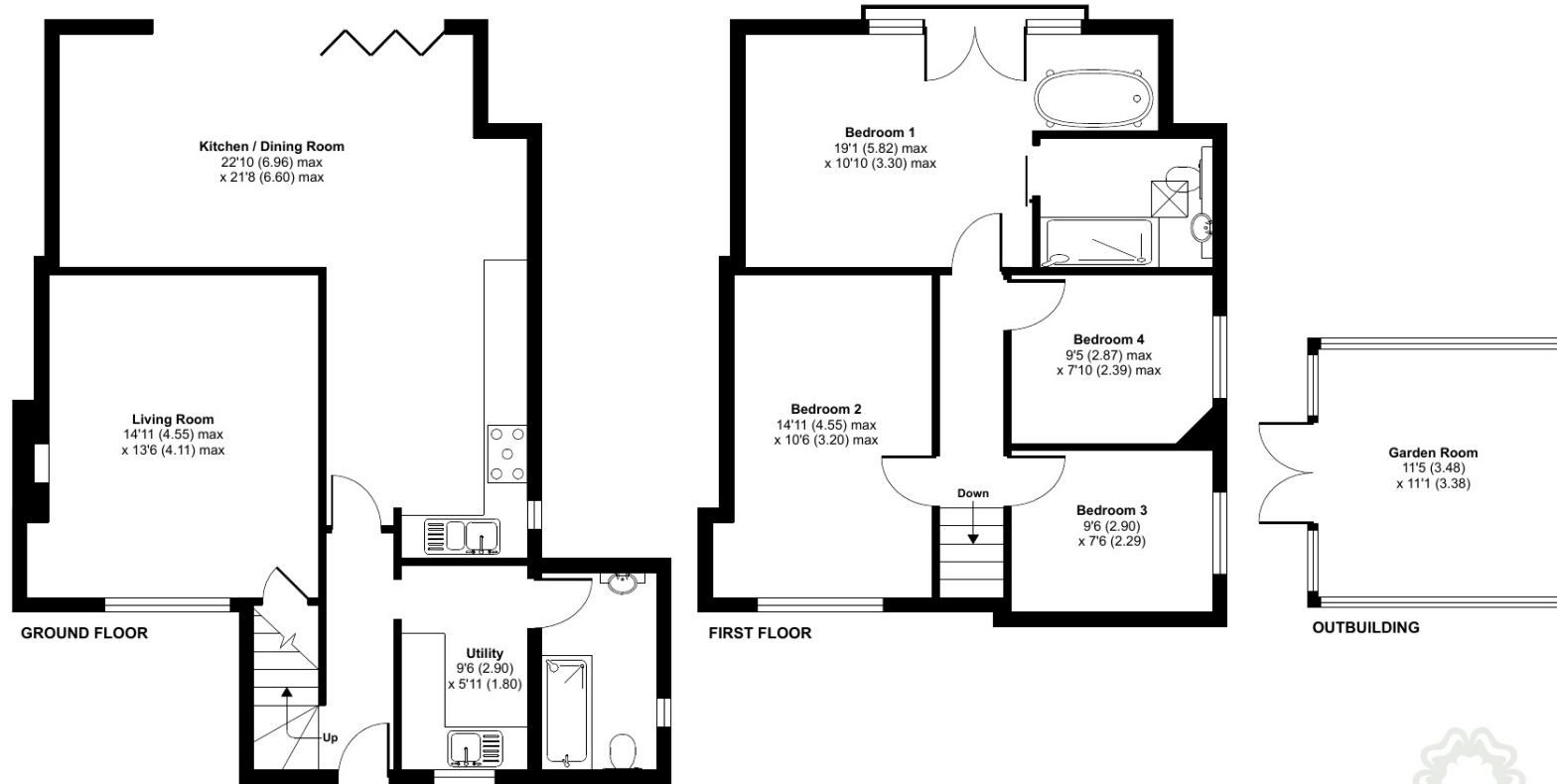
Double glazed.



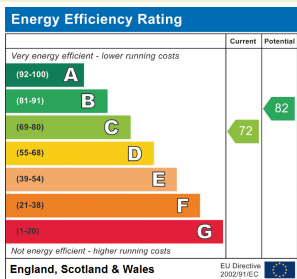




Approximate Area = 1299 sq ft / 120.7 sq m
 Outbuilding = 128 sq ft / 11.9 sq m
 Total = 1427 sq ft / 132.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Country Properties. REF: 933796



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

Country Properties | 45, High Street | SG8 9AW

T: 01763 245121 | E: royston@country-properties.co.uk

www.country-properties.co.uk

