



1, Meadow Way

Melbourn, Royston,
Cambridgeshire, SG8 6EA
£514,500

COUNTRY PROPERTIES
PART OF HUNTERS

Detached Chalet Style Bungalow with adaptable accommodation is situated on a peaceful lane within the heart of this sought-after South Cambridgeshire village of Melbourn. The village offers amenities such as Doctors and Dentist surgeries, convenience stores, butchers, day spa and restaurants. The nearby market Town of Royston has a selection of supermarkets and shops. London Stansted and Luton airports are both within a 45 minute drive and railway links to London Kings Cross and Cambridge.

The adaptable accommodation comprises: 3 good sized bedrooms, shower room, 26ft lounge/diner, modern kitchen fitted with high gloss units and part vaulted ceiling, utility/boot room with storage cupboards and space for white goods and a 19ft family room on the ground floor. To the first floor is a further double bedroom with velux windows and a 4 piece bathroom suite.

This versatile home also benefits from having a gravel driveway to the front providing off road parking for 3/4 cars, external power points/lighting and gated side access. The private mature rear garden is mainly laid to lawn with hedge borders, flower beds, mature trees and shrubs, patio area and a garden shed.



- Detached chalet style home
- 4 bedrooms
- Ground floor shower room
- First floor 4 piece bathroom
- 26ft lounge/diner
- Modern fitted kitchen & utility
- 19ft family room
- Mature rear garden
- Driveway to front





Room Sizes

Family Room - 19' 4" x 8' 3" (5.89m x 2.51m)

Shower Room - 8' 0" x 7' 2" (2.44m x 2.18m)

Bedroom Four/Study - 9' 2" x 8' 2" (2.79m x 2.49m)

Bedroom Three - 12' 2" x 11' 0" (3.71m x 3.35m)

Bedroom One - 12' 2" x 9' 9" (3.71m x 2.97m)

Lounge/Diner - 26' 1" x 12' 8" (7.95m x 3.86m)

Kitchen/Utility Area - 8' 4" x 8' 0" (2.54m x 2.44m)

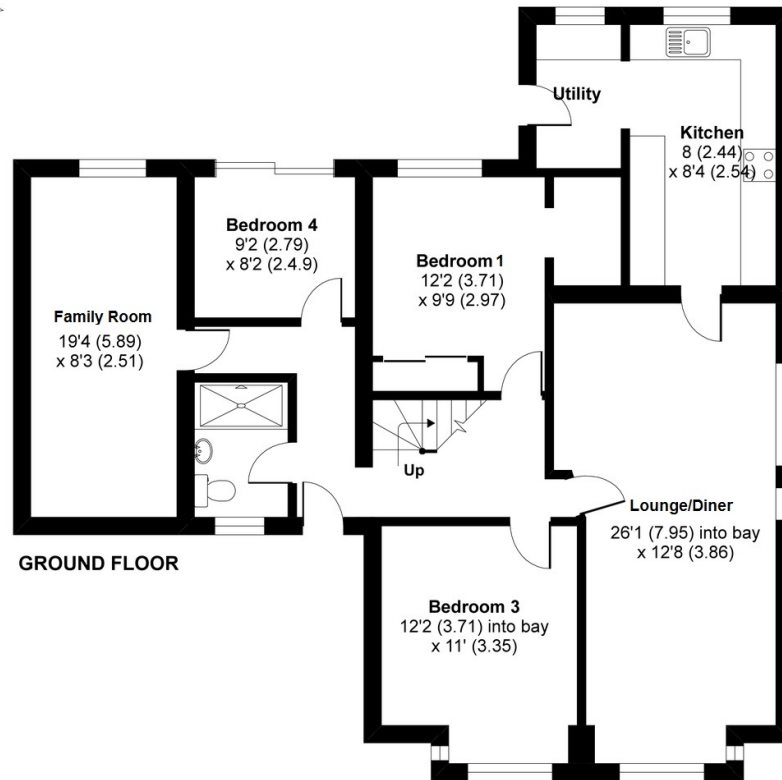
Bedroom Two - 14' 6" x 12' 0" (4.42m x 3.66m)

Bathroom - 12' 0" x 11' 4" (3.66m x 3.45m)

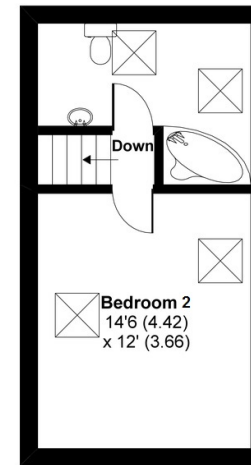




Approximate Area = 1535 sq ft / 142.6 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 687535



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EI 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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