



# Rupert Neve Close

Melbourn, Royston,  
Cambridgeshire, SG8 6FB

**Freehold - Offers In Excess Of £450,000**

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We are pleased to present this semi-detached home built originally by Camstead Homes situated in a sought-after location and in great condition throughout presenting a unique opportunity for families looking to purchase their dream home. The property is generously proportioned, featuring three bedrooms with en-suite to master, galleried landing, family bathroom and offers ample living space to include a downstairs cloakroom, 22ft approx lounge/diner, kitchen with integrated appliances. One of the unique features of this home is the views over countryside to the rear and integral garage that could potentially be converted into additional living space subject to planning permission. In addition, there is off road parking for two cars, private rear garden, providing a wonderful space for children to play or for adults to relax and enjoy the outdoors.

Location is undoubtedly one of the key attractions of this property. Situated in sought-after area in amongst similar style properties, close to public transport links, local amenities, schools, and green spaces, as well as nearby parks. This makes for an ideal setting for families and offers the convenience of having everything you need right on your doorstep.

- Semi-detached Camstead built home
- Fully fitted kitchen
- Rear garden & off road parking
- Views over fields to rear
- 3 Good size bedrooms (en-suite to master)
- Downstairs WC
- Integral garage with power & lighting
- Council Tax band D / EPC rating C



## Accommodation

Double Glazed Door To:-

### Entrance Hallway

Radiator. Stairs rising to first floor.  
Doors to:-

### Cloakroom

Low level WC. Extractor fan. Pedestal wash hand basin with tiled splash back. Tiled flooring. Radiator.

### Kitchen

11' 01" x 8' 07" (3.38m x 2.62m)  
Range of matching wall mounted and base units with work surface over. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap over. Integrated fridge/freezer, washer/dryer and dishwasher. Newly fitted AEG double oven. Inset electric hob with extractor over. Tiling to all splash back areas. Sunken ceiling spotlights. Tiled flooring. Radiator. Window to front aspect.

### Lounge/Diner

22' 07" narrowing to 13' 07" x 11' 07" narrowing to 9' 0" (6.88m x 4.14m x 3.53m x 2.74m)

Laminate flooring. Two radiators. Window to rear aspect. French doors onto garden.

## First Floor

### Gallery Landing

Window to side aspect. Newly carpeted. Hatch to loft void. Airing cupboard housing hot water tank and shelving. Built in cupboard with shelving. Radiator. Doors to:-

### Bedroom One

12' 06" x 10' 06" (3.81m x 3.20m)  
Bank of fitted wardrobes. Radiator. Window to rear aspect. Newly fitted carpet. Door to:-





## En-Suite

Wall mounted wash hand basin with mixer tap over. Low level WC. Shower cubicle. Tiling to all splash back areas. Heated towel rail. Window to rear aspect. Sunken ceiling spotlights.

## Bedroom Two

12' 06" x 11' 04" (3.81m x 3.45m)  
Window to front aspect. Radiator.  
Newly carpeted.

## Bedroom Three

11' 04" x 9' 06" max (3.45m x 2.90m max)  
Window to front aspect. Radiator.  
Newly carpeted.

## Bathroom

7' 04" x 6' 06" (2.24m x 1.98m)  
Panelled bath with mixer tap and shower attachment over. Wall mounted wash hand basin with mixer tap over. Low level WC. Tiling to all splash back areas. Tiled flooring. Sunken ceiling spotlights. Heated towel rail. Window to rear aspect.





## External

### Rear Garden

Landscaped rear garden laid to lawn with raised beds to the rear corners, patio area to the head ideal for entertaining and dining, areas laid to stone and pebble with a selection of mature shrubs and plants, further decorative circle patio to the rear, outside power and lighting, all enclosed by fence boundaries with gated side access to the front.

### Front Garden

Laid to lawn with shrub beds and block paved driveway providing off road parking for two cars. Outside light and tap.

### Garage

Automatic up and over door. Power and lighting.









Approximate Gross Internal Area  
Ground Floor = 45.4 sq m / 489 sq ft  
First Floor = 60.6 sq m / 652 sq ft  
Garage = 13.1 sq m / 141 sq ft  
Total = 119.1 sq m / 1,282 sq ft

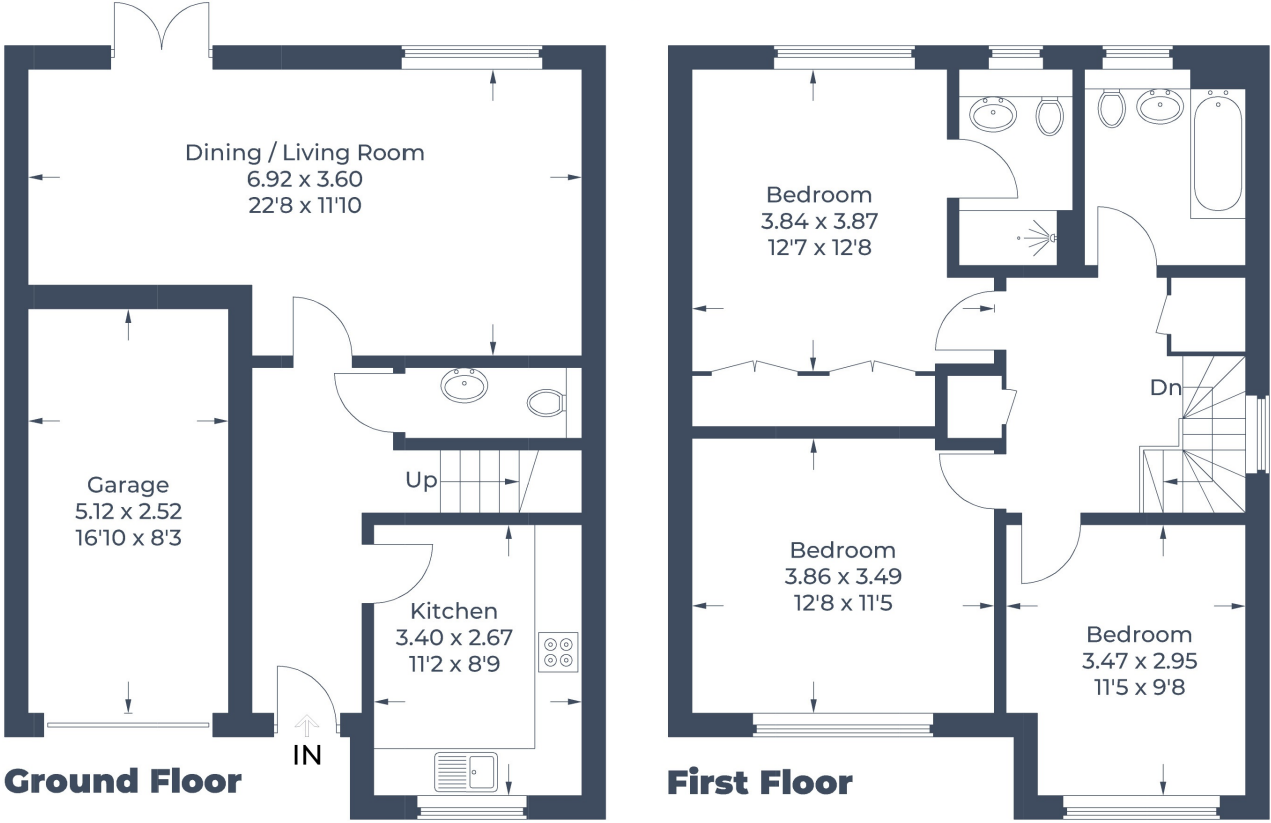
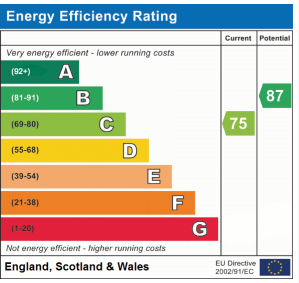


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Viewing by appointment only

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