



Hale Close

Melbourn, Royston,
Cambridgeshire, SG8 6ET
Freehold £500,000

COUNTRY PROPERTIES
PART OF HUNTERS

Country Properties are delighted to offer to the market this spacious and well presented 4 bedroom link-detached bungalow. Set on a generous plot and located in a pleasant cul-de-sac within this charming and characterful village of Melbourn. The many amenities include, doctors, dentist, chemist, butchers, Community Hub, and several public houses. There is a primary school and a state secondary school with academy status and a highly renowned Science Park. Located 2 miles north of Royston and 10 miles south of Cambridge and within half hour walking distance of Meldreth train station (according to Google Maps). Perfect for commuters and families alike. This property must be viewed to be fully appreciated.

- Spacious & Versatile accommodation
- South facing rear garden
- Off-road parking for multiple vehicles
- Large ground floor bedroom / reception with en-suite shower room
- Tandem length garage (25ft) and separate utility space to rear

Ground Floor

Entrance Porch

Doors to:-

Tandem Garage

8' 0" x 25' 0" (2.44m x 7.62m)

Up and over door, light and power.

Entrance Hall

Radiator. Stairs to First floor accommodation. Doors to:-

Bedroom 4/Study

5' 9" x 9' 4" (1.75m x 2.84m)

Window to front aspect. Radiator.

Bedroom 3 / Reception

20' 0" x 9' 4" (6.10m x 2.84m)

Large extended double bedroom with - Radiator. Window to rear aspect. Door to:-

En-suite shower room

Frosted window to rear aspect. Radiator. W.C. Wash hand basin. Shower cubicle.

Lounge

11' 8" x 16' 9" (3.56m x 5.11m)

Spacious, bright and airy lounge space with - Three windows to front aspect. Radiator. Wood burning stove. Opening to:-

Kitchen/Diner

16' 9" x 16' 4" (5.11m x 4.98m)

Large dining area leading to kitchen with views over the rear garden. Radiator. Sliding door to rear garden. Range of base and wall mounted units with work surface and inset sink and drainer. Space for washing machine, dishwasher, cooker and fridge freezer. Door to rear garden.



First Floor

Landing

Loft hatch. Boiler & storage cupboard housing new Worcester Bosch boiler and unvented cylinder. Doors to:-

Bedroom 1

14' 8" x 12' 9" (4.47m x 3.89m)

Generous master bedroom with - Window to side aspect. Radiator. Built-in storage cupboard.

Bedroom 2

9' 4" x 10' 6" (2.84m x 3.20m)

Attractive double bedroom with - Window to side aspect. Radiator.

Bathroom

Suite comprising close coupled WC, pedestal wash hand basin, panelled bath and shower enclosure. Frosted window to side. Radiator. Tiled walls.

External

Rear Garden

39' 9" x 46' 10" (12.12m x 14.27m)

Generous South facing rear garden. Patio area leading to lawn with established beds, borders, trees and shrubs. Gated access to front. Potting shed/utility space at rear of garage: 10ft 8" x 6ft 8". Timber shed.

Front Garden

Attractive lawn area bordered by shrubs. Gated access to rear. Large driveway with ample space for multiple vehicles.

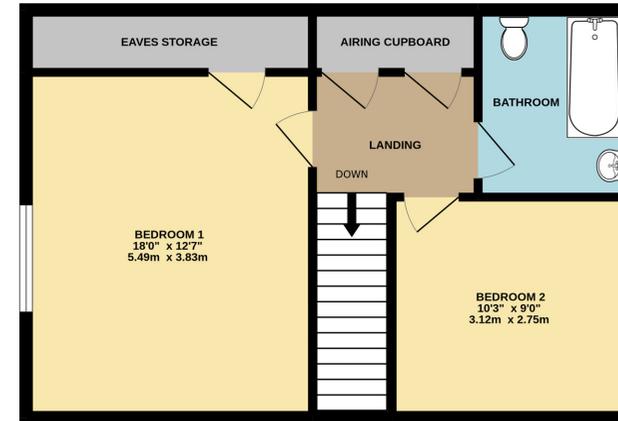




GROUND FLOOR
940 sq.ft. (87.3 sq.m.) approx.

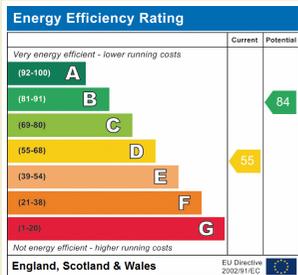


1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1398 sq.ft. (129.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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