



# Greengage Rise

Melbourn, Royston,  
Cambridgeshire, SG8 6DS  
Freehold - OIEO £400,000

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properties



A three bedroom semi detached house situated in a quiet cul de sac in the popular village of Melbourn. The property has had a garage conversion to provide a useful study area whilst still retaining some storage space. The property also benefits from a downstairs cloakroom, conservatory and plenty of off road parking.

- Semi detached family home
- Three bedrooms
- Lounge/Diner
- Study
- Converted garage with small area retained for storage
- Ground floor cloakroom
- Off road parking for several vehicles
- Council Tax Band D / EPC rating E

## Ground Floor

### Entrance Hall

Stairs to first floor, cupboard housing gas meter, cupboard housing electric meter.

### Study

9' 10" x 7' 4" (3.00m x 2.24m) Double glazed window to rear aspect, radiator, laminate flooring, Velux window, storage space. Door to:

### Inner Hall

Reveal to door leading to garden, door to cloakroom.

### Cloakroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin with vanity units under, shaver point, towel radiator.

### Lounge

13' 2" x 12' 4" (4.01m x 3.76m) Understairs cupboard, radiator, laminate flooring, access to:

### Dining Area

10' 10" x 7' 10" (3.30m x 2.39m) Glazed French doors to conservatory, radiator, laminate flooring. Door to:

### Kitchen

10' 8" x 7' 5" (3.25m x 2.26m) A range of matching light grey fitted wall and base units to include drawers and cupboards. Integral dishwasher, washing machine, fridge freezer and double oven. Complimenting work surface over with single drainer sink with mixer tap over and induction hob. Tiling to all splash back areas. Sunken ceiling spots and tiled floor. Door to:

### Conservatory

15' 5" x 10' 0" (4.70m x 3.05m) Dwarf brick based conservatory, glazed surround and solid roof with two skylights. Two radiators, laminate floor.



## First Floor

### Landing

Double glazed window to side aspect, loft hatch. Doors to:

### Bedroom One

11' 1" plus recess x 8' 10" (3.38m x 2.69m) Double glazed window to front aspect, radiator, triple fronted built in wardrobe.

### Bedroom Two

12' 11" x 9' 0" (3.94m x 2.74m) Double glazed window to rear aspect, radiator, built in cupboard.

### Bedroom Three

6' 7" x 6' 6" (2.01m x 1.98m) plus recess. Double glazed window to front aspect, radiator.

### Bathroom

Double glazed window to rear aspect. Suite comprising panelled bath with shower over and shower screen, wash hand basin and low level WC. Heated towel radiator, tiling to all splash back areas, tiled floor, sunken ceiling lights.

## External

### Front Garden

Block paved driveway providing off road parking for several cars. Garage door leading to small area for storage.

### Rear Garden

Small patio area leading to area mainly laid to lawn with a further seating area and a variety of fruit trees, shrubs and plant borders. All enclosed with fenced boundary.

## 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.



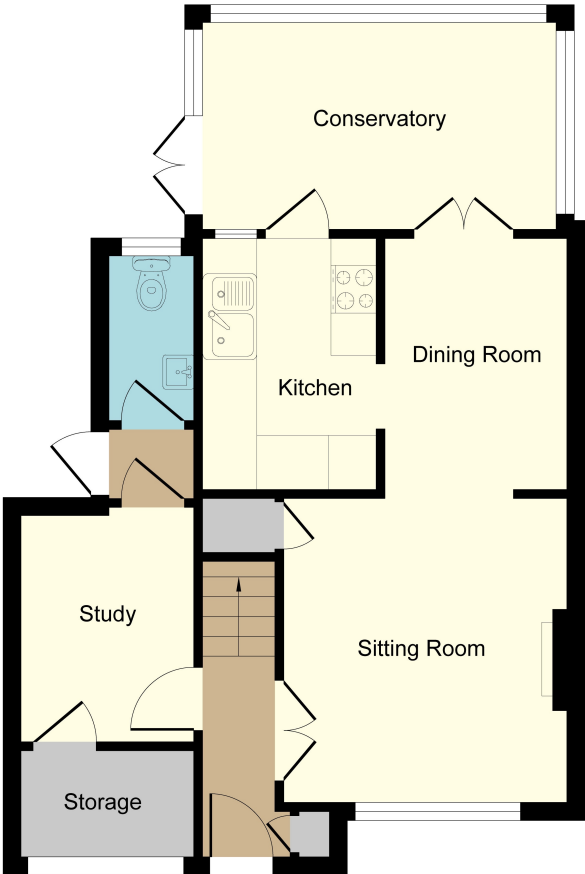




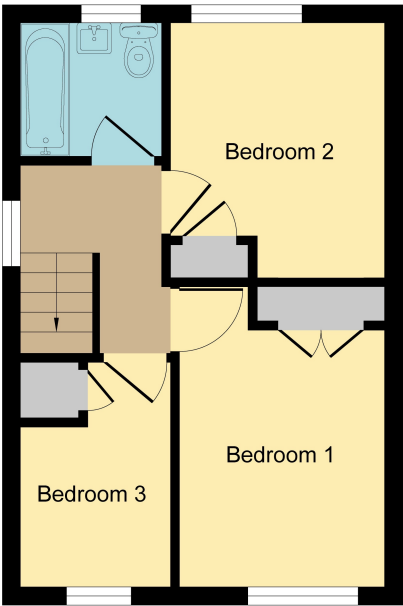


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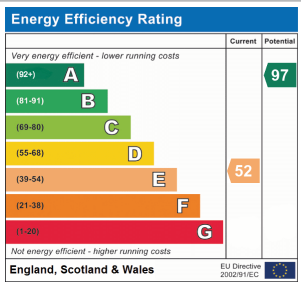
## Ground Floor



## First Floor



All Measurements are approximate and for display purposes only



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](mailto:royston@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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