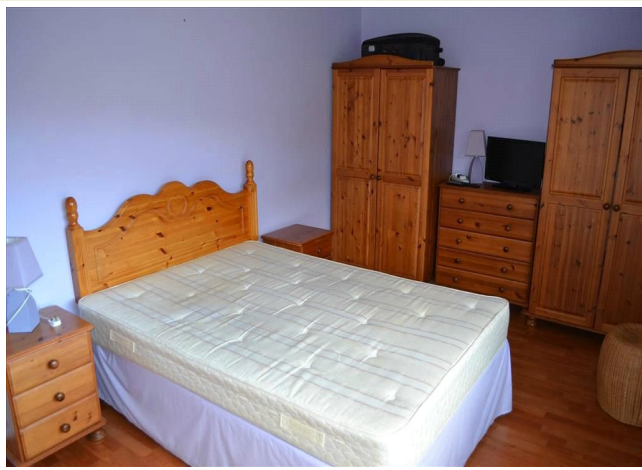


Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.

Country Properties 45 High Street
Royston SG8 9AW

01763 245121

royston@country-properties.co.uk



Expect more with your local property expert

www.country-properties.co.uk



5 Dickasons
MELBOURN
Cambridgeshire
SG8 6EL

£350,000

REF: 3947450



Expect more with your local property expert

www.country-properties.co.uk



Extended Well Presented Two Bedroom Bungalow In A Sought After Turning
Within The South Cambs Village Of Melbourn. EPC:tbc

- Semi Detached Bungalow
- Extended Accommodation
- Two Bedrooms
- Kitchen Diner
- Conservatory
- Garage & Driveway
- Attractive Enclosed Rear Gardens
- Gas Central Heating
- Well Presented
- No Onward Chain

Accommodation

Entrance Hall Double entrance door into hall. Wood effect flooring. Radiator. Loft access. Coving. Built-in storage cupboard.

Dining Room 11' x 9' 7" (3.35m x 2.92m)
Tiled floor. Radiator. Double glazed window to front. Coving. Arch to Kitchen and:

Conservatory 11' 1" x 7' 3" (3.38m x 2.21m)
Tiled floor. Double glazed window to dual aspects. Radiator.

Kitchen 8' 9" x 7' 11" (2.67m x 2.41m)
Range of base and wall mounted units with work surfaces over incorporating one and a half bowl stainless steel sink unit. Tiled splash areas. Single oven, ceramic hob and extractor hood. Plumbing for washing machine. Open plan to Dining Room and Conservatory.

Bedroom 1 14' 11" x 9' 8" (4.55m x 2.95m)
Radiator. Wood effect flooring. Coving. Double glazed window to rear.

Bedroom 2 12' 7" x 8' 8" (3.84m x 2.64m)
Radiator. Double glazed windows to side and rear aspects. Coving.

Lounge 16' 8" x 11' 7" (5.08m x 3.53m)
Radiator. Double glazed window to front. Coving. Gas fire and surround. Wood effect flooring.

Bathroom Grey suite comprising vanity wash hand basin, bath with shower over and enclosed coupled WC. Double glazed frosted window to side. Tiled floor and walls. Radiator.

External

Front Garden Lawned frontage with driveway to side for parking for up to 2 vehicles.

Rear Garden The rear garden is of a good size and runs the full width of the property and behind the garage. This would potentially allow for further extending if required subject to all the usual relevant planning permissions and regulations. The garden has a block paved patio area leading from the conservatory. Side gated access to front driveway. Lawned area with attractive planted borders. Shingle area with corner summer house. Personal side door leading into the good sized single garage.

Garage Well constructed detached good sized single garage with up and over door. Power and light. Double glazed window to rear. Eaves light storage area.