



Carlton Rise, Royston, SG8 6BZ

CHEFFINS

Carlton Rise

Melbourn, Royston,
SG8 6BZ

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Guide Price £450,000

- Well planned and extended accommodation
- Driveway parking
- Sought after south Cambridgeshire village
- Easy access to surrounding amenities

A renovated and extended three bedroom semi detached family home situated in a peaceful cul-de-sac location within the popular south Cambridgeshire village of Melbourn. The high specification accommodation extends to 1,112 sq. ft. arranged over two floors with the added benefit of a garden room/ office and brick built single garage.





LOCATION

Melbourn epitomizes the ideal blend of modern convenience and rural charm. Situated a mere 10 miles from Cambridge, the village enjoys easy access to the A10 and M11 motorway, ensuring seamless road connections to major cities such as London and Cambridge. Melbourn itself boasts a wealth of amenities, including schools, shops, healthcare facilities, and recreational spaces, fostering a self-sufficient community. Residents can savor the tranquility of countryside living while benefiting from a wide range of services, all within reach.

GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, window to the side aspect, stairs to the first floor, storage cupboard, under stairs storage cupboard, tiled floor, doors to

LIVING ROOM

With window to the front aspects, wood effect flooring, inset Stovax multi fuel burner with stone hearth and surround with wooden mantle over, open to

KITCHEN / DINER

With windows to the rear aspect, Velux windows over, bespoke fitted kitchen with range of matching eye and base level units, worktop with inset sink and a half with mixer tap over, space for Rangemaster oven, integrated appliances include fridge freezer and dishwasher, part tiled walls, wood effect flooring, French doors to the garden, door to

UTILITY ROOM

With range of matching eye and base level units, preparation counter with inset ceramic sink with chrome mixer tap over, space and plumbing for washing machine and dryer,

space for fridge freezer, storage cupboard, wood effect flooring, door to side access, door to hallway

GUEST CLOAKROOM

With window to the front aspect, low level wc with eco flush button, wall mounted hand wash basin

FIRST FLOOR

LANDING

With window to the side aspect, storage cupboard, loft access via hatch, doors to

BEDROOM ONE

With window to the rear aspect

BEDROOM TWO

With window to the front aspect, fitted wardrobes

BEDROOM THREE

With window to the rear aspect

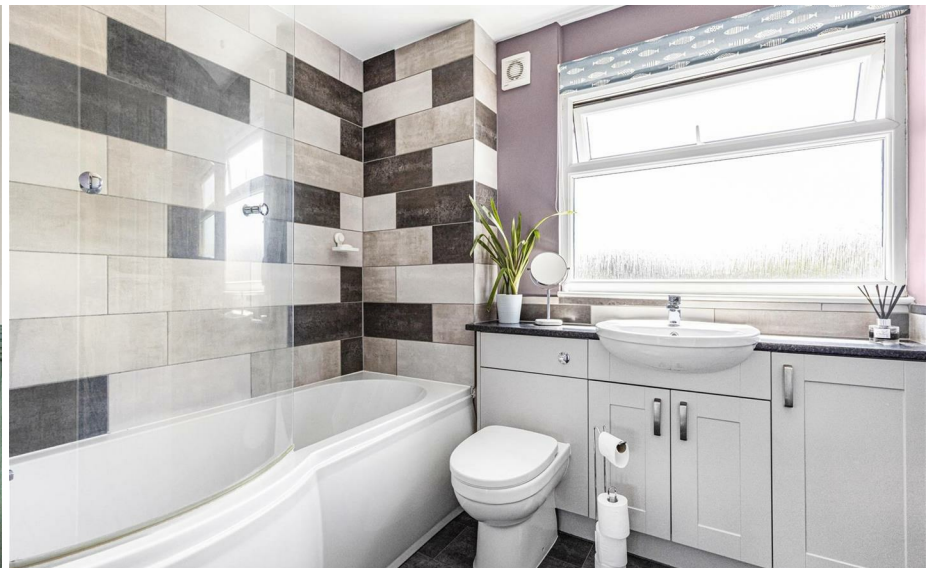
FAMILY BATHROOM

With window to the front aspect, suite comprising; low level wc with hidden cistern and eco flush button, 'b' shaped bath with shower over, inset basin with chrome mixer tap over, part tiled walls, chrome heated towel rail

OUTSIDE

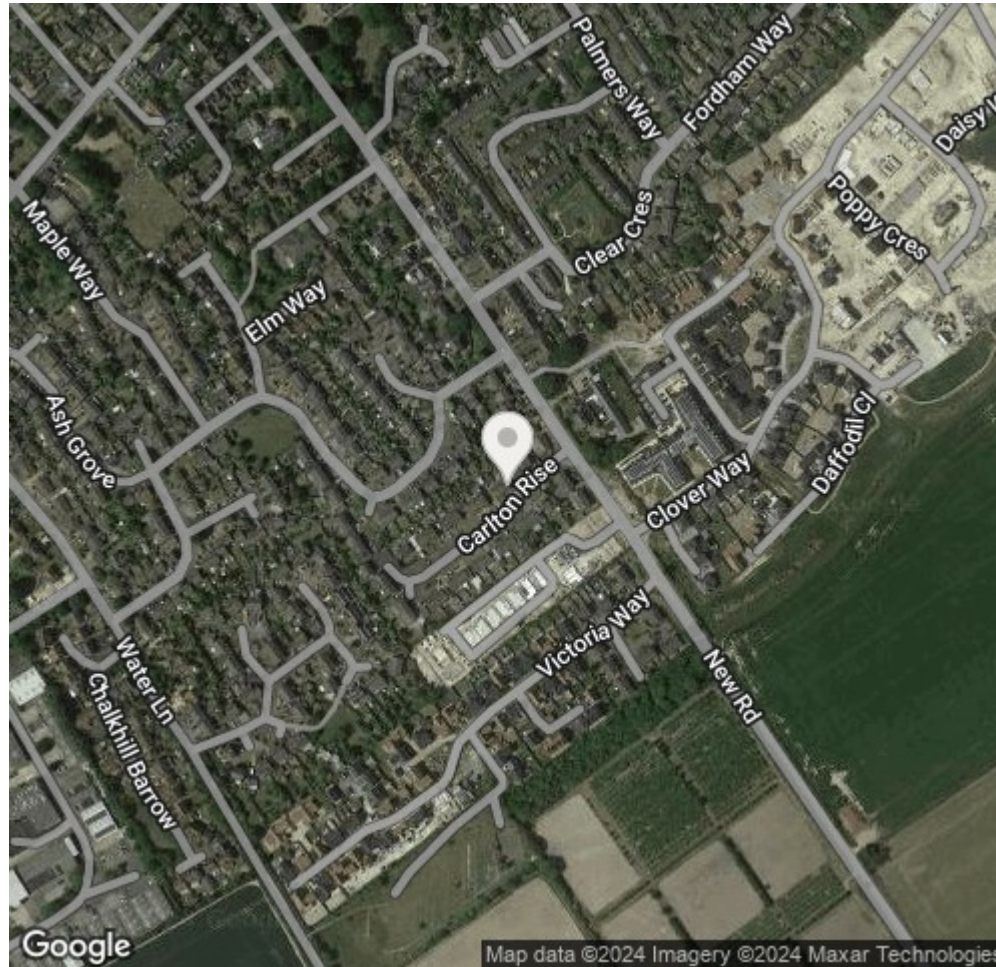
The front of the property features an attractive gravel area with well stocked feature flower bed borders and a resin bound gravel driveway with an electric charging point leading to the entrance door.

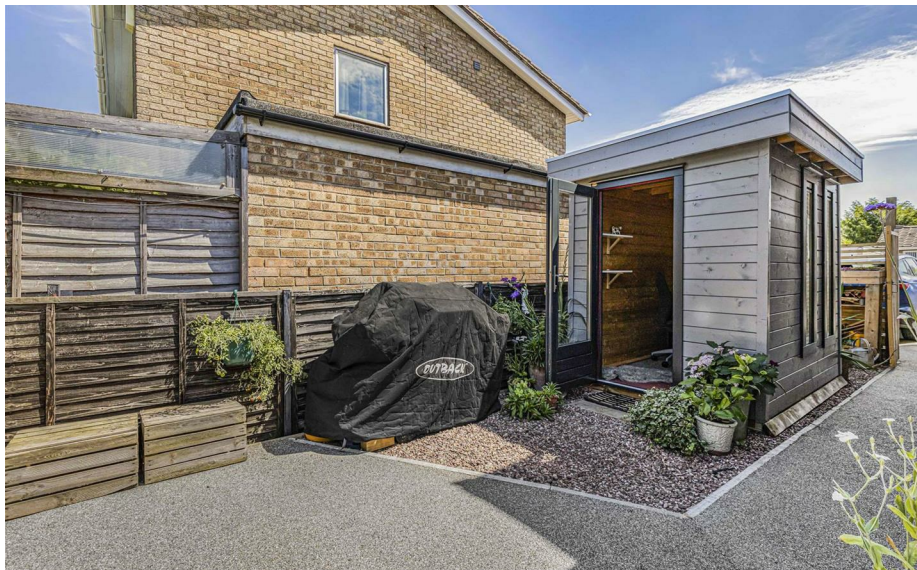
The fully enclosed rear garden has been thoughtfully landscaped to create a wonderful sense of seclusion featuring a patio area, a selection of raised beds and mature climbers, an outside tap, gated side access, external power points and lights and a range of outbuildings including a brick built single garage with light, power and an up and over door, a storage shed, greenhouse and garden room/ office.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £450,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - South Cambridgeshire





Approximate Gross Internal Area 1112 sq ft – 104 sq m
 Ground Floor Area 622 sq ft – 58 sq m
 First Floor Area 448 sq ft – 42 sq m
 Garage Area 194 sq ft – 18 sq m
 Outbuilding Area 42 sq ft – 4 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.