



33a The Moor, Melbourn, Royston, SG8 6ED

Offers In Excess Of £825,000 Freehold



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A FINE, DETACHED FAMILY HOUSE BUILT TO TRADITIONAL STYLE, FINISHED TO A HIGH STANDARD AND BEAUTIFULLY PRESENTED, OFFERING VERSATILE ACCOMMODATION AND NICELY POSITIONED WITHIN THIS WELL-REGARDED VILLAGE.

- Superb and versatile traditional style property finished to a high standard throughout
- 4 bedrooms plus playroom to second floor
- Two spacious reception rooms
- Open-plan kitchen/dining room
- Contemporary shaker-style kitchen with Neff integrated appliances including gas hob
- 4-piece family bathroom
- Luxury en-suite wet room to principal bedroom
- Garage plus off-road parking for two cars
- Balance of 10-year NHBC warranty

A fine, detached property of traditional style, built in 2016, designed with today's modern family in mind and finished to a high standard of specification throughout. The property is nicely situated close to Melbourn Village College within the village, and offers versatile accommodation set across three floors, beautifully presented throughout.

On the ground floor, there is an entrance hall leading onto each of the reception rooms. To the front of the property there is a generous sitting room; a light and airy room offering additional reception space. There is a superb living room with gas feature stove and with large French doors opening out to a patio and the enclosed rear garden, offering a welcoming, light-filled space. The open-plan kitchen/dining room to the rear of the property is dual aspect and again has French doors leading out to a patio with large feature pergola and raised kitchen garden area. This space provides a great hub in which to congregate as a family, cook, dine and entertain in. The kitchen itself is of high specification with an arrangement of integrated Neff appliances including a large gas hob, featuring shaker-style cabinetry, and built-in sideboard area. Off the reception hall is also an ample utility room and with access to the garden also, plus a wc fitted to a contemporary style.

The first and second-floor accommodation is accessed via a light and spacious galleried staircase. The first floor landing features a large sash window to the front and leads to three generous double bedrooms and a single bedroom, plus the family bathroom. The principal bedroom is most generous and overlooks the rear garden from a large sash window. The en-suite is particularly worthy of note, featuring a sizable walk-in shower, Roca sanitaryware, concealed cistern wc and contemporary tiling. Bedroom 2 is a good sized double benefitting from dual-aspect to the front of the property. Bedroom 3, also the front of the property, again features a large sash window and is filled with light. A further bedroom, a single, is adjacent the family bathroom and overlooks the garden to the rear. There is also a beautifully finished four-piece family bathroom with Roca sanitaryware and tiling and contemporary fittings, complimentary to the en-suite. To the second floor there is a generous playroom, currently used by the vendor as a home office.

Outside, the property is set back from the road and benefits from a block paved driveway with parking for two cars, plus an integral garage. The rear garden is predominately laid to lawn and is enclosed by closeboard fencing with gated access at the side. The garden benefits from a large patio spanning the width of the property and has various mature shrubs and planting within boarders. There is also a raised kitchen garden planter, a pergola with additional fabric roof, and a raised sun terrace area to the rear of the garden.

Location

Melbourn is an historic village with the Icknield Way running along its southern boundary, now bypassed, lying about 10 miles south of Cambridge and 3 miles north of Royston. The Parish Church of All Saints dates from the 13th century and the village is noted for its fine old cottages.

Usual local facilities are readily available and the village has a wide range of local shops. Communications are excellent and Meldreth mainline station is close by which can provide a link to London King's Cross in under one hour and Cambridge within 17 minutes. Education facilities are good and there is the well known Melbourn Village College nearby.

Tenure

Freehold.

Services

All mains services are connected. There are solar panels installed to offset hot water bills.

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - G

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

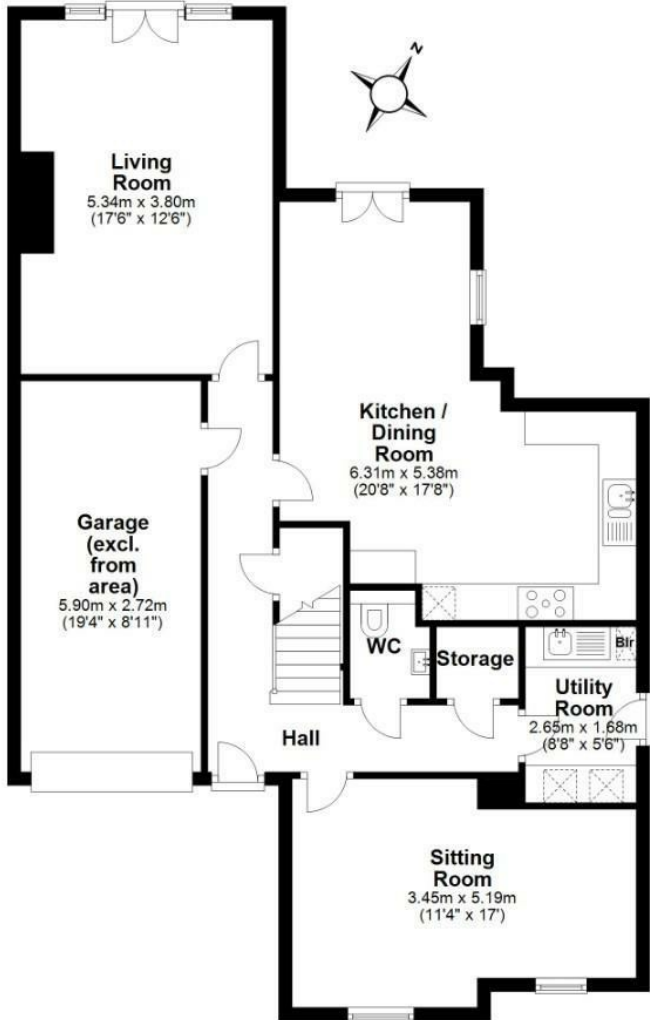
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Approx. 83.3 sq. metres (896.9 sq. feet)



First Floor

Approx. 76.7 sq. metres (825.5 sq. feet)



Second Floor

Approx. 16.4 sq. metres (176.0 sq. feet)



Total area: approx. 176.4 sq. metres (1898.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		91
(69-80) C	85	
(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	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



