



Oakrits, Meldreth SG8 6JH

welcome to

Oakrits, Meldreth

A deceptively spacious, much improved and extremely well presented four bedroom detached family home with superb open plan L-shaped fitted kitchen/dining/family room. Viewing recommended.



Entrance Hall

Door to utility room. Door to rear garden.

Cloakroom

Suite comprising low flush WC, wash hand basin, radiator and double glazed window to side.

Lounge

16' 6" x 11' 4" (5.03m x 3.45m)

Double glazed bay window to front. Double glazed window to side. Two radiators.

Kitchen/ Diner/ Family Room

21' 9" max x 16' 6" max (6.63m max x 5.03m max)

A superb open plan "L" shaped fitted kitchen with a generous range of base and wall units and incorporating a built in full sized Bosch ovens and Bosch oversized induction hob with extractor over, sink with mixer taps and work surface surrounds. Double glazed bi-fold window and door to rear, built in dishwasher, space for an American fridge freezer, Waterproof laminate. Radiator.

Utility Room

Space and plumbing for automatic washing machine and dryer.

Bedroom One

16' 6" max x 10' 6" max (5.03m max x 3.20m max)

Radiator. Waterproof laminate. Twin double glazed window to rear. Door to en-suite.

En-Suite

Lovely re-fitted suite comprising shower cubicle, concealed cistern WC, wash hand basin set into vanity unit, storage cupboard, towel radiator, wall and floor tiling.

Bedroom Two

9' 7" x 9' 5" (2.92m x 2.87m)

Double glazed window to front. Radiator. Built-in wardrobes. Wood-effect laminate flooring.

Bedroom Three

11' 4" x 6' 8" (3.45m x 2.03m)

Double glazed window to front. Radiator.

Bathroom

Re-fitted suite comprising bath with shower over, low level WC, wash hand basin, tiled walls and obscured double glazed window to side.

Landing

Radiator. Staircase to first floor landing.

Study Area

Velux double glazed windows to side aspect, radiator and storage cupboard housing hot water cylinder.

Bedroom Four

10' 4" max x 8' 11" max (3.15m max x 2.72m max)

Velux double glazed windows to side. Radiator. Built-in cupboards.

Rear Garden

Lovely South facing landscaped and low maintenance rear garden with fence surround, sandstone patio paved terrace and storage shed. Gated side passage way with access to front of property.

Garage

Part-converted garage to form storage space including eaves storage.

Parking

Generous parking to the front of the property.



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welcome to

Oakrits, Meldreth

- Spacious detached family home.
- Extremely well presented.
- Four bedrooms with en-suite to master.
- Sought after village location.
- Superb open plan kitchen/dining/family room.

Tenure: Freehold EPC Rating: D

guide price

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109402 - 0006

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