



Dickasons, Melbourn, Royston, SG8 6EL

welcome to

Dickasons, Melbourn, Royston

An extremely spacious and well-presented detached family home offering extremely flexible accommodation with up to five bedrooms, but also with potential annexe. Viewing of this property is recommended at the earliest opportunity to avoid disappointment,



Covered Entrance

Door to entrance hall.

Entrance Hall

Spacious entrance hall with turning staircase from entrance hall to galleried first floor landing. Understairs storage.

Cloakroom

Suite comprising low-flush WC, wash hand basin,

Lounge

29' 10" x 14' 1" (9.09m x 4.29m)

Lovely spacious dual-aspect room with feature fireplace with inset log burner, double glazed window to front, sliding double glazed doors to conservatory.

Dining Room

12' 8" x 12' 2" (3.86m x 3.71m)

Bi-folding double glazed doors to rear garden.

Kitchen

13' 5" x 9' 4" Plus door recess (4.09m x 2.84m Plus door recess)

Lovely fitted kitchen comprising built-in oven and hob with extractor over, sink with mixer taps and work surface surrounds, excellent range of base and wall units, double glazed window to rear, door to utility.

Conservatory

11' 11" max x 11' 2" max (3.63m max x 3.40m max)

Double glazed windows and double glazed door to rear garden.

Utility

6' x 5' 6" (1.83m x 1.68m)

Comprising stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units, built-in oven (this room can ideally be used as a potential kitchen to the adjoining bedroom/reception room and can be incorporated into an extremely useful annexe). Double glazed door to side, double glazed, double glazed window to side.

Family Room/ Bedroom

15' 5" x 10' 6" (4.70m x 3.20m)

Double glazed window to side, door to en-suite,

En-Suite

Comprising shower cubicle, low-flush WC, wash hand basin.

Staircase To First Floor

Staircase from entrance hall to galleried first floor landing.

First Floor Landing

Hatch to loft, built-in cupboard, double glazed window to front.

Bedroom One

16' x 11' 9" Plus large door recess (4.88m x 3.58m Plus large door recess)

Fitted wardrobes with sliding doors to one wall, double glazed window to front, doorway to en-suite.

En-Suite

Comprising shower cubicle, low-flush WC, wash hand basin.

Bedroom Two

15' 10" max x 13' 4" max (4.83m max x 4.06m max)

Double glazed window to front, door to en-suite.

En-Suite

Suite comprising shower cubicle, low-flush WC, wash hand basin.

Bedroom Three

15' 11" x 13' 5" (4.85m x 4.09m)

Double glazed window to rear.

Bedroom Four

12' 4" x 12' 2" Plus door recess (3.76m x 3.71m Plus door recess)

Dual aspect room with double glazed windows to rear and side, door to en-suite.

En-Suite

Comprising bath, low-flush WC, wash hand basin, double glazed window to rear.

Outside

Recently replaced rainwater guttering.

Rear Garden

To the rear of the property, there is a lovely landscaped garden with paved terrace leading to a shaped lawn with further decked area to one corner together with workshop/storage shed. There is a further concealed storage shed and a wide variety of shrubs and trees to borders.

Double Garage

Double garage with up-and-over door and personal door to side.



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welcome to

Dickasons, Melbourn Royston

- Extremely spacious and well-presented detached family home in sought-after location.
- Flexible accommodation including four/five bedrooms with three en-suites and additional en-suite to annexe.
- Three/four reception rooms.
- Potential annexe.
- Double garage and generous off-road parking.

Tenure: Freehold EPC Rating: D

£875,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109425 - 0005

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