



Melbourn Road, Royston, SG8 7DB

welcome to

Melbourn Road, Royston

Situated towards the centre of Royston and in a lovely secluded position, an opportunity to purchase a spacious extended two double bedroom detached bungalow with secluded gardens, large detached garage and generous off-road parking. With no upward chain, viewing is highly recommended.



Covered Entrance

Door to entrance hall.

Entrance Hall

Radiator with decorative cover, built-in cupboard, hatch to loft (loft houses gas boiler), airing cupboard.

Lounge

18' 6" x 13' 1" (5.64m x 3.99m)

Feature fireplace with gas coal-effect fire (currently capped off), radiator, sliding double glazed doors to conservatory, archway to dining area, ceiling coving.

Dining Area

10' 5" x 8' 8" (3.17m x 2.64m)

Dual aspect room with double glazed windows to front and side, radiator, ceiling coving.

Kitchen

10' 4" x 10' 1" (3.15m x 3.07m)

Fitted kitchen comprising built-in oven and hob with extractor over, one-and-a-half bowl sink with mixer taps and work surface surrounds, range of base and wall units, fitted dishwasher, small breakfast table, wall and floor tiling, radiator, built-in fridge/freezer, double glazed window to front.

Conservatory

10' 2" max x 10' 1" max (3.10m max x 3.07m max)

Radiator, tiled floor, double glazed windows and doors to garden.

Bedroom One

18' 9" max x 10' 3" max (plus depth of wardrobes) (5.71m max x 3.12m max (plus depth of wardrobes))

Fitted bedroom furniture including built-in wardrobes to one wall, head cupboards, bedside drawer units, free-standing drawers. Radiator, double glazed window to side, door to en-suite/utility.

En-Suite/ Utility

Comprising shower cubicle, low-flush WC, wash hand basin set into vanity unit, radiator, double glazed window to rear, wall tiling, utility cupboard housing space for automatic washing machine.

Bedroom Two

17' 7" max x 11' 2" max (5.36m max x 3.40m max)

Built-in wardrobes, wash hand basin, radiator, double glazed window to side, alcove area which would be a suitable dressing area/office space.

Bathroom

Suite comprising bath with shower over, low-flush WC, wash hand basin set into vanity unit, radiator, wall and floor tiling, double glazed windows to rear.

Outside Gardens

To either end of the property, there are secluded low-maintenance gardens with a wide variety of shrubs and trees throughout and also to the front of the main dwelling offering privacy. Behind the garage there is a useful lockable shed for storage.

Garage/ Parking

Large single garage/workshop with personal door. Generous off-road parking for five/six cars.

Agent's Note

Loose contents of the property are negotiable, please contact the branch for further details.



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welcome to

Melbourn Road, Royston

- Spacious extended detached bungalow in sought-after location.
- Within a short walk of Royston Town Centre and all facilities.
- Lovely fitted kitchen, large 'L' shape open plan lounge/diner and separate conservatory.
- No onward chain.
- Two double bedrooms with en-suite to master

Tenure: Freehold EPC Rating: Exempt

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109440 - 0006

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