

Norgetts Lane, Melbourn, SG8 6HS

## welcome to

## Norgetts Lane, Melbourn

Situated in this highly sought-after location, an opportunity to purchase a particularly spacious extended two double bedroom semi-detached bungalow with single garage, generous off-road parking and enclosed large rear garden. Viewing of this property is recommended at the earliest opportunity.













#### **Door To Entrance Hall**

Spacious entrance hall with vaulted ceiling, radiator, personal door to garage.

### Lounge/Diner

15' x 12' 11" ( 4.57m x 3.94m )

Lovely dual aspect room with double glazed windows to side and sliding double glazed doors to rear garden, bespoke TV display unit, ceiling coving and sunken ceiling lights. Room opens onto fitted kitchen.

#### Kitchen

11' 3" x 9' (3.43m x 2.74m)

Lovely fitted kitchen with built in oven and hob with extractor over, sink with mixer taps and work surface surrounds, generous range of base and wall units, built in dishwasher, fridge and freezer, integrated washing machine, wall tiling, sunken ceiling lights, ceiling coving, double glazed window to front.

#### **Bedroom One**

14' 8" x 9' 8" ( 4.47m x 2.95m )

Radiator, sunken ceiling, ceiling coving, double glazed window to rear.

#### **Bedroom Two**

10' 10" x 10' 1" ( 3.30m x 3.07m )

Twin built in storage cupboards, sunken ceiling lights, ceiling coving, radiator, double glazed windows to rear.

#### **Bathroom**

Suite comprising bath with separate shower over, low flush WC, wash hand basin set into vanity unit, wall and floor tiling, underfloor heating, sunken ceiling lights, double glazed window to front.

#### Outside Rear Garden

A particular feature of the property is the large landscaped garden to the rear. There is a paved terrace leading down to a shaped lawn with a variety of shrubs and trees to borders, detached summerhouse with paved terrace to front. There is gate access to the side of the property.





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## **Norgetts Lane, Melbourn**

- Spacious and well-presented extended detached bungalow.
- Sought-after village location.
- Two double-bedrooms.
- Large open plan lounge/diner leading through to fitted kitchen.
- Lovely re-fitted bathroom suite.

Tenure: Freehold EPC Rating: C

# £450,000







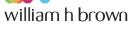
High St Pruy Lin Orthant W. Steen Cor Di Orthant W. Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN109704



Property Ref: RYN109704 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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