



**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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN109704 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01763 242988**



[royston@williamhbrown.co.uk](mailto:royston@williamhbrown.co.uk)



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)