



Rose Lane, Melbourn, SG8 6AD

welcome to

Rose Lane, Melbourn

Situated in this sought-after location, an opportunity to purchase a deceptively spacious 3/4 bedroom detached family home. Viewing of this property is recommended at the earliest opportunity to avoid disappointment.



Door To Entrance Porch

Double glazed door to entrance porch.

Door To Entrance Hall

Spacious entrance hall with turning staircase to first floor, double radiator.

Cloakroom

Suite comprising concealed cistern WC, wash hand basin, radiator, window to front.

Lounge

20' x 12' (6.10m x 3.66m)

Large triple aspect lounge with sliding double glazed windows to rear, window to front, large bay window to side, two radiators, feature fireplace.

Dining Room

12' x 9' (3.66m x 2.74m)

Built in cupboard, radiator, window to front.

Door to:

Bedroom 4/Family Room

15' 11" x 8' 4" (4.85m x 2.54m)

Radiator, window to side, sliding double glazed door to rear, door to ensuite.

Ensuite

Suite comprising tiled shower cubicle, low flush WC, wash hand basin, wall tiling, window to rear.

Kitchen/Breakfast Room

20' 3" x 10' 3" (6.17m x 3.12m)

Spacious kitchen/breakfast room with built in oven and hob with extractor over, 1 1/2 bowl sink with mixer taps and work surface surrounds, generous range of base and wall units, space and plumbing for dishwasher, twin windows to rear, door to utility room.

Utility Room

1 1/2 bowl sink with mixer taps and work surface surrounds, space and plumbing for automatic washing machine and tumble dryer, built in cupboards housing gas boiler for central heating and domestic hot water, radiator, double glazed window and doors to rear.

First Floor Galleried Landing

Radiator, window to front.

Bedroom One

14' 6" x 12' (4.42m x 3.66m)

Fitted wardrobes, radiator, window to side, door to ensuite.

Ensuite

Space and plumbing for an ensuite although this will need to be fitted.

Bedroom Two

10' 1" x 8' 8" (3.07m x 2.64m)

Radiator, window to side.

Bedroom Three

10' x 8' (3.05m x 2.44m)

Radiator, window to side.

Bathroom

Suite comprising bath with mixer tap shower attachment over, low flush WC, wash hand basin set into vanity unit, radiator, window to rear.

Outside

The property is situated towards the centre of the plot and has gardens extending to all sides including large paved terrace and shaped lawns with fence surrounds. There is also generous off-road parking and double doors open onto large store which was originally part of single garage.



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welcome to

Rose Lane, Melbourn

- A deceptively spacious detached family home.
- Sought-after village location.
- 3/4 bedrooms.
- Large triple aspect lounge and separate dining room.
- Kitchen/breakfast room and separate utility.

Tenure: Freehold EPC Rating: B

£700,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109827 - 0006

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