



Dickasons, Melbourn, SG8 6EL

welcome to

Dickasons, Melbourn

An extremely spacious and beautifully presented detached family home offering extremely flexible accommodation with up to five bedrooms with four having en-suites, self-contained annexe, and double garage. 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. Under-stairs storage.

Cloakroom

Suite comprising low-flush WC, wash hand basin, gas fired boiler supplying domestic hot water and radiators.

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. Radiator.

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

Double glazed windows and double glazed door to rear garden.

Kitchen/Utility Room

This room is being used by the current owners as a kitchen to the adjoining bedroom/reception room, incorporating it into an extremely useful self-contained annexe. The room was once used as a utility room and can be easily converted back.

Comprising stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units, built-in oven Double glazed door to side, double glazed window to side.

Self-Contained Annexe/Office

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

With its own entrance, en-suite and adjoining kitchen, the space is currently being used as a self-contained annexe. However it offers flexibility with the opportunity for it to be used as a home office, Air Bnb/rental space, or to be used as a further bedroom/family room to the normal accommodation.

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

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

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.

Bedroom Three

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

Double glazed window to rear. Radiator. Access to fully boarded large loft.

Bedroom Four

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

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

En-Suite

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

Family Bathroom

Suite comprising low flush WC, wash hand basin, large walk in shower cubicle with glass screen, bath, heated towel rail,

Outside

Recently replaced rainwater guttering.

Rear Garden

To the rear of the property, there is a lovely large landscaped garden with paved terrace leading to a shaped lawn with further decked area to one corner together with powered workshop/storage shed. There is a further concealed storage shed, a wide variety of shrubs and trees to borders, 14" inset trampoline to one corner, green house, and gate for side access.

Front Garden

Shaped lawn predominantly laid to lawn with flower borders with spotlights.

Double Garage And Parking

Double garage with up-and-over door and personal door to side. To the front of the property there is generous off-road parking for up to 5 vehicles.

Agents Note



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welcome to

Dickasons, Melbourn Royston

- Extremely spacious and well-presented detached family home situated on a quiet cul-de-sac.
- Flexible accommodation including four/five bedrooms with three en-suites and additional en-suite to annexe.
- Three/four reception rooms.
- Self-contained annexe with its own kitchen and en-suite which can be used as a home office/work area.
- Double garage and generous off-road parking for up to 4/5 vehicles.

Tenure: Freehold EPC Rating: D

£850,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109979 - 0004

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