



**Marvell Green, Meldreth, Royston, SG8 6GN**



**welcome to**

**Marvell Green, Meldreth, Royston**

A deceptively spacious semi-detached family home with large open plan living to the ground floor, and to the first, 2 double bedrooms and 2 bathrooms. Viewing is recommended at the earliest opportunity.



### **Door To Entrance Hall**

Built in cupboard. Stairs off to first floor landing.

### **Cloakroom**

Suite comprising low flush WC, wash hand basin, heated towel radiator, recess lighting.

### **Kitchen/Diner**

20' x 9' 2" ( 6.10m x 2.79m )

Superb open plan kitchen/dining/living room comprising generous range of base and wall units, stainless steel 1 1/2 bowl sink unit with mixer taps and work surface surrounds, integral Smeg fridge/freezer, dishwasher and washing machine, integral oven and hob, recess lighting, double glazed window to front.

### **Living Room**

16' 9" x 12' 7" ( 5.11m x 3.84m )

Sliding double glazed doors to rear garden. Double glazed window to rear.

### **First Floor Landing**

Hatch to loft. Radiator. Recess lighting. Built in cupboard.

### **Bedroom One**

16' 9" x 10' 10" including depth of wardrobes ( 5.11m x 3.30m including depth of wardrobes )

Radiator. Built in wardrobes to one wall with sliding doors. Sliding double glazed double doors to side onto Juliet balcony. Double glazed window to front. Door to en-suite.

### **En-Suite**

Suite comprising large fully tiled shower cubicle, concealed cistern WC, wash hand basin, Wall and floor tiling, recess lighting, heated towel radiator.

### **Bedroom Two**

13' 1" x 9' 2" ( 3.99m x 2.79m )

Sliding doors to nursery/bedroom 3. Radiator.

Double glazed window to rear.

### **Nursery/Bedroom Three**

7' 3" x 9' 10" ( 2.21m x 3.00m )

Sliding doors to bedroom 2. Double glazed window to rear.

### **Bathroom**

Particularly large family bathroom comprising large fully tiled shower cubicle, bath with mixer tap shower attachment over, concealed cistern WC, wash hand basin set into vanity unit, wall and floor tiling, recess lighting, heated towel radiator, glazed window to front.

### **Outside**

#### **Rear Garden**

Lovely landscaped rear garden with paved patio leading to shaped lawn with shrubs to borders, fence surround, personal door to garage, gate for side access.

### **Garage And Parking**

To the side of the property there is a single garage with roller door, light and power and EV charging point. There is further off-road parking to the front of the garage.



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## Marvell Green, Meldreth, Royston

- Spacious and well-presented semi-detached family home in sought-after location.
- Large open plan living accommodation.
- 2 double bedrooms with en-suite to master.
- Further bedroom/nursery.
- Large family bathroom.

Tenure: Freehold EPC Rating: B

**£550,000**



Please note the marker reflects the postcode not the actual property

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