



Hale Close, Melbourn, SG8 6ET

welcome to

Hale Close, Melbourn

Situated towards the edge of this sought-after village location, a spacious extended 3 bedroom semi-detached family home with lovely secluded garden to rear, garage, and off-road parking. Viewing highly recommended.



Door To Entrance Hall

Radiator. Double glazed window to front. Built in storage cupboard. Door to lounge.

Lounge

18' max x 17' 6" max (5.49m max x 5.33m max)

Large L-shaped lounge with two radiators, double glazed window to front, wall lighting, stairs off to first floor landing.

Dining Room

10' 1" x 6' 10" (3.07m x 2.08m)

Radiator. Built in cupboard. Double glazed double doors to rear garden.

Kitchen

16' 11" max x 9' 9" (5.16m max x 2.97m)

L-shaped fitted kitchen comprising 1 1/2 bowl stainless steel sink unit with mixer taps and work surface surrounds, generous range of base units, built in oven and hob with extractor over, part tiled walls, wall tiling, space and plumbing for dishwasher, double glazed window to rear, radiator, door to utility room.

Utility Room

12' 3" x 7' 1" (3.73m x 2.16m)

Comprising stainless steel sink unit with mixer taps and work surface surrounds, space and plumbing for automatic washing machine and tumble dryer, range of base units, radiator, part tiled walls, double glazed window and door to rear, door to cloakroom/shower room.

Cloakroom/Shower Room

Suite comprising fully tiled shower cubicle with mixer tap shower attachment over, low flush WC, wash hand basin, wall tiling, towel radiator, double glazed window to side.

First Floor Landing

Radiator. Hatch to loft. Built in cupboard.

Bedroom One

13' x 8' 5" into eaves (3.96m x 2.57m into eaves)

Plus door recess.

Built in wardrobes. Radiator. Double glazed window to rear.

Bedroom Two

10' 5" x 8' 4" (3.17m x 2.54m)

Radiator. Double glazed window to front.

Bedroom Three

8' 8" x 8' 2" (2.64m x 2.49m)

Built in cupboard. Radiator. Double glazed window to side.

Bathroom

Suite comprising bath with shower attachment over, low flush WC, wash hand basin, wall and floor tiling, recess lighting, heated towel radiator, double glazed window to side.

Outside

Rear Garden

Lovely secluded landscaped rear garden with paved patio leading to lawned area with flower beds to one side, path leading to decorative stone area at the rear of the garden with two sheds, fence surround and side access to garden through garage.

Garage

To the side of the property there is a single garage and further off-road parking.



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welcome to

Hale Close, Melbourn

- Spacious and well-presented extended semi-detached family home.
- Sought-after location towards the edge of Melbourn.
- 3 bedrooms and family bathroom.
- Large L-shaped lounge and separate dining room.
- Large L-shaped kitchen with separate utility room.

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110103 - 0004

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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



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



williamhbrown.co.uk