



Orchard Road, Melbourn, Royston, SG8 6HR

welcome to

Orchard Road, Melbourn, Royston

Situated within the sought-after village of Melbourn, an opportunity to purchase a spacious and well-presented two- bedroom detached bungalow offered with no upward chain. With a large garden and garage with further off-road parking to front, early internal viewing is strongly recommended.



Front Door

Part-glazed front door opening onto entrance hall.

Entrance Hall

Hatch to loft, storage cupboard, radiator, doors to:

Kitchen

10' 4" x 9' 2" (3.15m x 2.79m)

Comprising oven and hob with extractor over, excellent range of base & wall units, stainless steel sink unit with mixer tap and work surface surrounds, wall and floor tiling, radiator, double glazed window overlooking rear garden.

Dining Room

13' 3" x 9' 1" (4.04m x 2.77m)

Dual aspect room with feature double glazed bay window to front and double glazed window to side, radiator.

Lounge

19' 3" x 10' 3" (5.87m x 3.12m)

Two radiators, large feature double glazed bay window to front, double glazed double doors opening through to conservatory.

Conservatory

10' 2" x 13' 7" (3.10m x 4.14m)

Door to kitchen, ceiling fan, double glazed double doors opening onto rear garden, radiator.

Bedroom One

11' 2" x 10' 9" (3.40m x 3.28m)

Double glazed window to rear, fitted wardrobes to one wall, radiator, door to en-suite.

En-Suite

Modern suite comprising low-flush WC, wash hand basin, shower cubicle with wall panelling, wall tiling, vinyl flooring, radiator, double glazed frosted window to side.

Bedroom Two

9' 7" x 11' 8" (2.92m x 3.56m)

Radiator, feature double glazed bay window to front.

Bathroom

Family bathroom comprising low-flush WC, wash hand basin, panel-enclosed bath, ceiling extractor fan, part tiled walls, radiator, double glazed window to rear.

Outside

Rear Garden

Secluded rear garden with paved terrace leading through to large lawned area with walled flower borders. Side access to front, paved seating 'sun-trap' area to one corner, greenhouse to side.

Front Garden

Large well-stocked mature garden with mature shrubs and established tree to front. paved driveway providing access to garage and off-road parking for multiple cars.

Garage

Single integrated garage to side. Door to rear garden.



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Orchard Road, Melbourn, Royston

- Spacious and well-presented detached bungalow.
- Sought-after residential location.
- Two double bedrooms with en-suite to master & separate bathroom.
- Kitchen and separate dining room.
- Spacious lounge and conservatory.

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£575,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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