



**Marys Way, Meldreth, SG8 6RH**

**welcome to**

**Marys Way, Meldreth**

An extremely spacious 5 double bedroom detached family home situated in a quiet cul-de-sac location in Meldreth, with separate lounge and study, large L-shaped kitchen/diner with separate utility room, 3 bathrooms, Full Fibre Broadband, large garden, double tandem garage and off-road parking.



### **Door To Entrance Hall**

Spacious entrance hall with radiator, built in storage cupboard, and stairs off to first floor landing. Doors to:

### **Cloakroom/W.C**

Suite comprising wash hand basin, low flush WC, radiator, part tiled walls, recess lighting.

### **Lounge**

20' 8" x 11' 3" ( 6.30m x 3.43m )

Feature fireplace with hearth surround and mantle over. Radiator. Double glazed windows to front and side. Double glazed double doors to rear rear garden.

### **Kitchen**

10' 2" x 10' 2" ( 3.10m x 3.10m )

Lovely open plan L-shaped kitchen/diner with the kitchen comprising of built in oven and hob with extractor hood over, 1 1/2 bowl stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units, built in fridge/freezer and dishwasher, wine shelving, part tiled walls, recess lighting, tiled floor. Opens onto dining area.#

### **Dining Room**

15' 7" x 11' 3" ( 4.75m x 3.43m )

L-shaped kitchen/diner with dining area comprising of 2 radiators, double glazed double doors and windows to rear garden, double glazed window to side, tile floor, door to utility.

### **Utility Room**

6' 6" x 5' 11" ( 1.98m x 1.80m )

Stainless steel sink unit with mixer taps and work surface surrounds. Range of base and wall units. Space and plumbing for automatic washing machine. Floor tiling. Radiator. Door to side.

### **Study**

10' 2" x 6' 6" ( 3.10m x 1.98m )

Radiator. Double glazed window to front. Wall shelving.

### **First Floor Landing**

Radiator. Double glazed window to front. Airing cupboard. Stairs off to second floor landing. Doors to:

### **Bedroom One**

13' 5" x 11' 4" ( 4.09m x 3.45m )

Radiator. Double glazed window to front. Door to dressing area.

### **Dressing Room**

Built in wardrobes with mirrored doors. Radiator. Double glazed window to side. Door to en-suite

### **En-Suite**

Suite comprising large fully tiled shower cubicle, low flush WC. wash hand basin, part tiled walls, window to side.

### **Bedroom Four**

11' 1" x 10' 3" ( 3.38m x 3.12m )

Radiator. Double glazed window to rear.

### **Bedroom Five**

11' x 10' 1" ( 3.35m x 3.07m )

Radiator. Double glazed window to front.

### **Bathroom**

Suite comprising large shower cubicle, bath, wash hand basin, low flush WC, window to rear.

### **Second Floor Landing**

2 built in storage cupboards

### **Bedroom Two**

13' 2" x 11' 9" ( 4.01m x 3.58m )

Built in wardrobe with sliding mirrored doors. Radiator. Two Velux windows.

### **Bedroom Three**

13' 2" x 12' 10" ( 4.01m x 3.91m )

Radiator. Two Velux windows.

### **Bathroom**

Suite comprising fully tiled shower cubicle, low flush

WC, wash hand basin, heated towel rail, part tiled walls, Velux window, recess lighting.

### **Outside**

#### **Rear Garden**

Large landscaped secluded rear garden with paved patio areas with space for garden furniture, large lawn area with flower beds to borders, fence surround, paved path leading to tandem garage, and gate for side access.

#### **Garage**

Double tandem garage to side with driveway to front providing off-road parking.



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welcome to

## Marys Way, Meldreth Royston

- Extremely spacious 5 double bedroom detached family home.
- No upward chain and high speed Full Fibre Broadband (up to 1600Mbps).
- Quiet cul-de-sac location close to Meldreth railway station and local amenities.
- Large L-shaped kitchen/diner and separate utility.
- Large lounge and separate study.

Tenure: Freehold EPC Rating: C

Council Tax Band: G

offers in excess of

**£750,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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