



Marvell Green, Meldreth, SG8 6GN

welcome to

Marvell Green, Meldreth

An extremely well-presented 3 bedroom semi-detached family home with large open plan living accommodation to the ground floor, good sized rear garden, single garage and off-road parking.



Door To Entrance Hall

Built in cupboard. Stairs off to first floor landing. Recess lighting. Doors to:

Cloakroom

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

Kitchen/Diner/Living Room

32' 5" max x 16' 8" max (9.88m max x 5.08m max)

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 and rear, sliding double glazed door to rear garden.

First Floor Landing

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

Bedroom One

12' 11" max x 10' 9" (3.94m max x 3.28m)

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

14' 1" x 9' 2" (4.29m x 2.79m)

Sliding doors to nursery/bedroom 3. Radiator. Double glazed window to rear.

Bedroom 3/Nursery/Study

10' 4" x 7' 1" (3.15m x 2.16m)

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 flower beds to borders, fence surround, personal door to garage, gate for side access.

Garage And Parking

21' 9" x 10' 9" (6.63m x 3.28m)

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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welcome to

Marvell Green, Meldreth

- Extremely well-presented semi-detached family home in the sought-after village of Meldreth.
- Modern open plan living accommodation to the ground floor.
- 2 double bedrooms and one single bedroom/nursery/study.
- En-suite to principal bedroom.
- Ground floor cloakroom and large family bathroom suite.

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110758 - 0005

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