



Moorlands Close, Melbourn Royston
£425,000 Freehold

**Sharman
Quinney**

Key Features



- Modern family home
- Spacious open plan kitchen, lounge / diner
- Downstairs WC
- Principal bedroom with contemporary en-suite
- Versatile purpose built garden room

The property offers spacious and well-planned accommodation throughout, beginning with a welcoming entrance hall leading into an impressive open-plan kitchen, lounge and dining area. This bright and versatile living space benefits from an abundance of natural light, creating the perfect environment for both everyday family living and entertaining. Double doors provide direct access onto the rear garden, seamlessly connecting indoor and outdoor spaces. The ground floor also benefits from a convenient downstairs WC.

To the first floor, the principal bedroom features a stylish en-suite shower room, while the second bedroom is a well-proportioned double. Bedroom three is a generous single room, ideal for use as a child's bedroom, nursery or home office. A contemporary family bathroom, finished to a



modern standard, serves the remaining bedrooms.

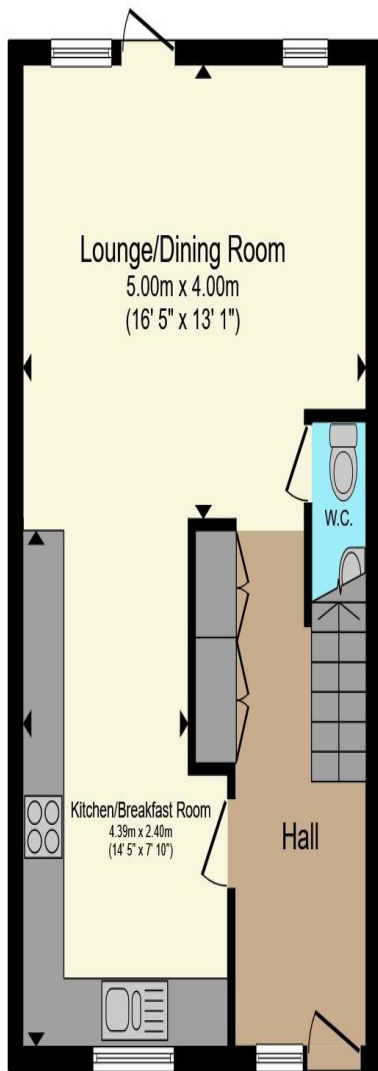
Externally, the rear garden is attractively arranged with a lawned area, patio seating space and well-stocked flower beds, offering an ideal setting for relaxing or entertaining during the warmer months. A particular feature of the property is the purpose-built garden room, complete with double-glazed doors opening onto the garden, making it perfectly suited as a home office, studio, gym or additional reception space.

To the front of the property there is off-road parking for two vehicles.

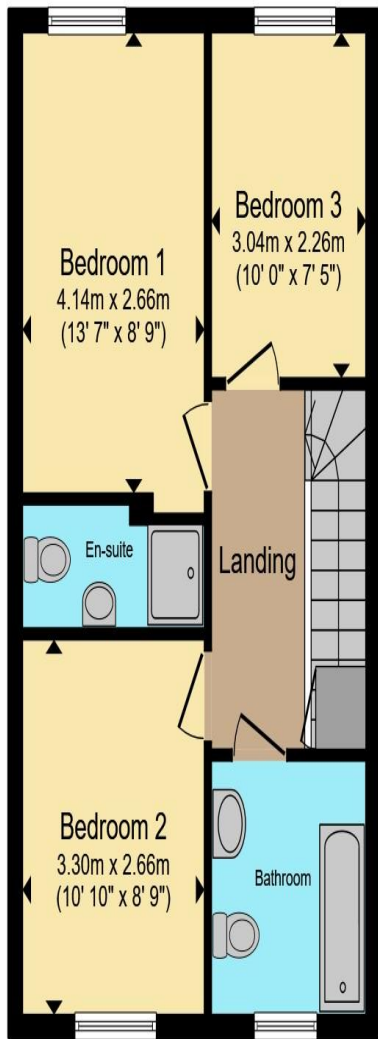
Melbourn is a highly sought-after historic village in South Cambridgeshire, ideally located close to the Hertfordshire border and just 10 miles south-west of Cambridge. Set in a picturesque rural environment, the village offers a blend of traditional charm and modern convenience.

Well positioned just off the A10, Melbourn provides excellent road connections north to Cambridge and south towards Royston, the M11 and wider motorway network, making it ideal for commuters. For rail travel, nearby Meldreth station offers regular direct services into Cambridge and London King's Cross, providing fast and convenient links to the capital and surrounding areas.

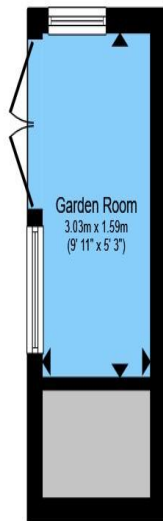




Ground Floor



First Floor



Outbuilding

Total floor area 93.3 m² (1,004 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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 49 Woollards Lane, Great Shelford, CAMBRIDGE,
Cambridgeshire, CB22 5LZ

 greatshelford@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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