



- Modern Detached Home
- Individual Build
- Non Estate Location
- High Specification Throughout
- Open Plan Kitchen & Dining Room
- Lounge With Bi-fold Doors
- Study
- Cloakroom & Utility Room
- 5 Bedrooms

NEW ROAD, MELBOURN, ROYSTON

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Ensum Brown are delighted to offer for sale this modern detached home located in a non-estate located with accommodation in excess of 1600sq ft & with 5 bedrooms. Immaculately presented throughout & with a great size garden to reflect well the property itself.

GUIDE PRICE
£700,000

Royston
01763 750000

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	77	
(55-68)	D		



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PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this modern detached home, constructed approximately 7 years ago, in a non-estate location in the village of Melbourn. This home is completely individual and completed to a high specification throughout with great attention to detail.

Approaching the property, you will see this home has great kerb appeal and does not look like a typical new home, it has been designed to fit in nicely with the period homes surrounding. You will find that you have a gravelled driveway for multiple vehicles and leading to an integral garage. Stepping inside, there is an immediate sense of great space, thanks to the very generous entrance hall. Here you will also get first glimpse of the great quality of finishing with oak skirting, architraves and staircase, as well as the excellent decorative order that is a theme throughout.

Off the entrance hall you have a ground floor shower room, study to the front which is ideal if you work from home, and a utility room, ideal for extra storage and for those additional appliances. The utility room also gives you access to the integral garage. Stretching from front to back you have a delightful open plan kitchen and dining room, with dual aspect window to front and double doors leading you to the rear garden. The high specification kitchen is fitted with a range of wall and base units and includes space for appliances including a range oven and gas hob with extractor over, dish washer and fridge freezer. The room is nicely completed with tiled splash backs, tiled flooring and inset ceiling spotlights.

Another very impressive room is the lounge, a generous space with bi-fold doors that open the whole rear aspect to the garden, stepping out on to a patio area with awning. The lounge has a fantastic feature fireplace with wood burning stove and also with air conditioning, perfect for those hot summer days.

Going to the first floor this property continues to impress. Off the large landing area, there are five well-proportioned bedrooms and certainly no box room. The master bedroom overlooks the rear garden, has an en-suite shower room and also another room with air conditioning. The other bedrooms share the use a family bathroom, but don't forget, you also have the ground floor shower room.

The enclosed part walled, and part fenced rear garden is of an excellent size for a modern home and would offer potential to extend if desired and subject to planning. Mainly laid to lawn with flower and shrub borders and with the before mentioned patio area with awning. There is a timber storage shed and you also have side access to the front of the property.

Call Ensum Brown today to arrange your private viewing appointment.

LOCATION - MELBOURN

The village of Melbourn is located in the furthest south west corner of Cambridgeshire and just a few miles from the Hertfordshire boundary. Located on the A10 just north of Royston Melbourn is one of the biggest villages in the county and has all the amenities you could possibly need. This includes two village shops, a pharmacy, doctors, dentist, two traditional village pubs, the highly regarded Sheene Mill restaurant and hotel, as well as a spa just opposite. There are a number of parks and endless groups and clubs for all age groups. In terms of schooling, you have a number of pre-school options, a primary and secondary school within the village. This village really does have it all.

Just a few miles up the road you have the town of Royston where you will find a high street of shops and cafes, this is also where you will find a number of supermarkets including Tesco, M&S and Aldi. In Royston there is a main line train station with a regular service direct to London Kings Cross as quick as 38 minutes. Also, from Melbourn, you can pick up the same train line from the neighbouring village of Meldreth if you wish, this is even within walking distance. Additionally, in terms of travel, you have the M11 within a 10 minutes' drive, the A1 approximately 15 minutes' drive away and if you want to travel internationally, London Stansted airport and London Luton Airport are both just half an hour's drive away. The city of Cambridge is also within very easy reach, either by road or train.

If you're looking for a village that has it all then look no further than Melbourn.

