



10 Water Lane, Melbourn

Royston

Guide Price **£550,000**



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Ensum Brown are delighted to offer for sale this detached home in a popular non-estate location in Melbourn. This property benefits from no upward chain, 1700sq ft of accommodation, 2 reception rooms, 4 bedrooms, 2 bathrooms, an enclosed garden, and an integral garage with conversion potential.

Council tax band: F

Tenure: Freehold



PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this extended detached home in a popular non-estate location in Melbourn. This updated property is to be sold with no upward chain, enjoying over 1700sq ft of well-presented accommodation, 2 reception rooms, 4 bedrooms, 2 bathrooms, an enclosed garden, and an integral garage with the potential to convert stp.

On approach, this detached family property enjoys a generous and tidy frontage, with a front lawn garden, surrounded by hedgerows, a herringbone brick driveway with off-road parking, and access to an integral garage with the potential to convert subject to the correct planning permissions.

Upon stepping inside, the entrance hallway is bright and welcoming, decorated in lovely neutral colours with carpets, inset spotlights, access to the garage, stairs to the first floor, and doors through to the rest of the downstairs living space, including a beautifully decorated downstairs shower room, comprising a double shower, WC, hand wash basin, storage and heated towel rail.

The kitchen/breakfast/family room is an incredibly good size and enjoys a contemporary design, with a wide range of slate grey gloss base and wall units, wood worktops, gloss floor tiles, inset spotlights, windows to a dual aspect, an integrated dishwasher, fridge/freezer and extractor hood, and space for a range cooker, a dining setting, and other small kitchen appliances. The utility room benefits from further base and wall units, access to the side of the property, storage, and space for large kitchen appliances.

Across the hallway, the dining room is a beautifully updated and bright space, with a large window to a front aspect, carpets, inset spotlights, and room for a large dining table, chairs and storage furniture. The lounge is equally a generous room, with windows and double French doors to the rear garden, carpets, pendant lighting, and ample space for a variety of lounge and storage furniture.





Upstairs to the first floor, this extended detached home continues to impress, with the landing leading to 4 well-proportioned bedrooms, integrated storage, and a beautifully decorated family bathroom comprising a P-shaped bath, an overhead shower, a WC, heated towel rail and hand wash basin.

Outside to the rear, the garden is a good size and is fully enclosed by fencing, offering a lovely space to sit, relax and enjoy nature. The garden is laid mainly to lawn with a raised paved patio, providing room for garden furniture, enjoying family meals or entertaining guests. There are borders with flowers, plants, shrubs, and mature trees, as well as access to a large shed.

LOCATION - MELBOURN

Melbourn is a large English parish village, nestled in the far southwest of Cambridgeshire, just 3 miles from the town of Royston and 11 miles from the city of Cambridge. The village has enjoyed a long history of occupation, stemming from the presence of springs and the River Mel, rising at Melbourn Bury. The river is particularly attractive because it is often clear and shallow, displaying chalk and gravel through its glittering water. There are many countryside walks to enjoy, including several ancient trackways that cross through the parish.

Melbourn is a bustling village, full of life, and offers residents all the amenities they could possibly need, including two village shops, a pharmacy, a doctor's and dentist surgery, two traditional villages 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. There are two churches, including the All Saints' Church, which dates back to the 13th Century and offers regular services and activities for residents.

The village's proximity to Royston means that residents have access to the town's many other amenities, such as the mainline train station offering regular fast services to both Cambridge and London Kings Cross. There is also a leisure centre, sports clubs, dentist's surgeries, and highly-regarded schools for all ages. Also, from Melbourn, you can pick up the train line from the neighbouring village of Meldreth, and this is even within walking distance.

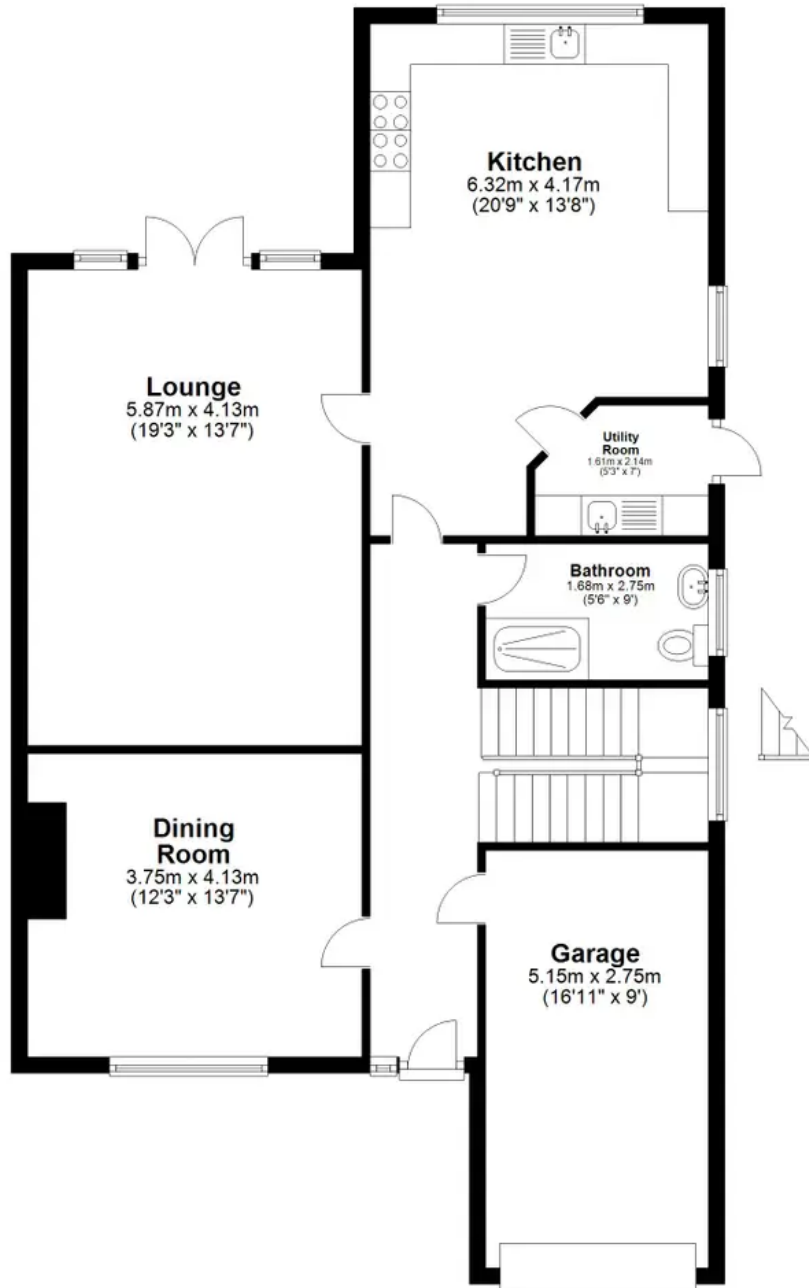
- Extended Detached Home
- Updated & Well Presented Throughout
- Well Regarded Non Estate Location





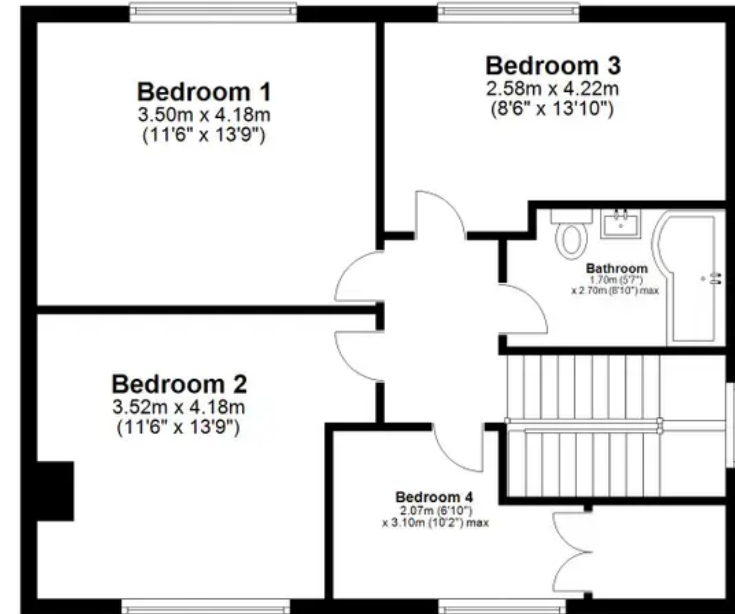
Ground Floor

Approx. 101.5 sq. metres (1092.3 sq. feet)



First Floor

Approx. 60.5 sq. metres (651.2 sq. feet)



Total area: approx. 162.0 sq. metres (1743.5 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.



Ensum Brown

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