



Wyoming 1a Water Lane, Melbourn

Royston

Guide Price £685,000





Wyoming 1a Water Lane

Melbourn, Royston

Four double-bedroom detached bungalow on a large mature plot in sought-after Melbourn – garden room, en-suite, solar panels, double garage, and no upward chain.

- Four Double Bedroom Detached Bungalow
- Approximately 2,069 Sq Ft Overall Including Double Garage
- Single-Level Living On A Generous Mature Plot
- En-Suite To The Principal Bedroom
- Large Lounge With Feature Fireplace And Garden Room
- Separate Dining Room Adjoining The Kitchen
- Roof-Mounted Solar Panels
- Utility Room And Ample Driveway Parking
- Well-Established Private Rear Garden
- Popular Melbourn Village With Meldreth Station Nearby

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Set well back from the road behind a deep, tree-screened driveway, this detached bungalow occupies a generous and mature plot in one of Melbourn's established residential settings. Extending to approximately 2,069 sq ft overall, including an attached double garage, it offers the ease of single-level living on a scale rarely found — four double bedrooms, two reception rooms, a garden room and a wraparound garden, all on one floor. Roof-mounted solar panels and triple glazing add a practical, cost-saving dimension to this well insulated property, and the layout lends itself equally to family life and to downsizers unwilling to compromise on space. The property is maintained to a high standard and presents the opportunity for a new owner to put their own stamp on it.

A broad entrance hall sets the tone, opening to the principal rooms and giving the home a real sense of flow. The lounge is the centrepiece — a spacious, light-filled room with a feature fireplace and sliding doors through to the garden room, a glazed space overlooking the rear garden that makes an ideal spot to sit year-round. Adjacent, the dining room connects directly to the kitchen, an arrangement that suits everyday meals and entertaining alike. The kitchen itself is fitted with solid oak units and dark stone-effect worktops, with a wide window over the sink framing the garden and space for a table; traditional in style, it offers a sound base to modernise in time.

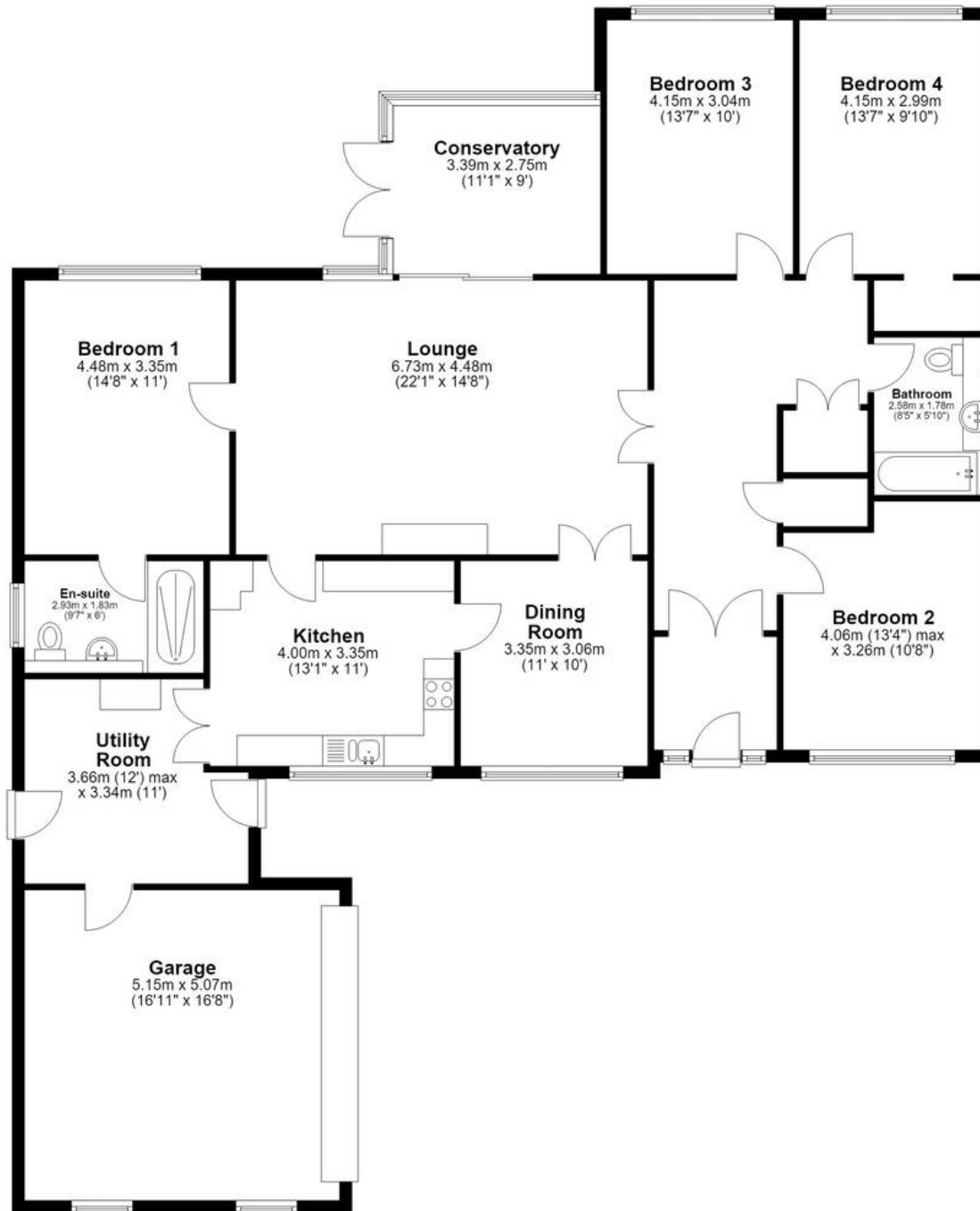
All four bedrooms are genuine doubles, with the principal bedroom set slightly apart and served by a spacious recently appointed en-suite finished with a walk-in shower. The remaining bedrooms share a family bathroom, while a separate utility room adds valuable day-to-day practicality, housing the boiler and laundry appliances with a door to the garden. Outside, the rear garden is a particular strength — a good-size, well-established plot laid to lawn with paved pathways, a paved terrace, a timber shed and an abundance of mature planting including fruit trees, giving privacy and colour through the seasons. To the front, a large driveway provides ample parking alongside the double garage with electric door. A rare single-level home of real scale in a well-connected village.





Ground Floor

Approx. 192.2 sq. metres (2068.9 sq. feet)



Total area: approx. 192.2 sq. metres (2068.9 sq. feet)



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