



12 Melrose, Meldreth
Royston

£375,000





12 Melrose

Meldreth, Royston

Ideal first purchase in Meldreth — end-of-cul-de-sac semi with two doubles, a good-size garden, home office, driveway and freehold, ready to move in.

- Two-Bedroom End Of Terrace Home
- Positioned At The End Of A Quiet Cul-De-Sac
- Two Double Bedrooms
- Good-Size Rear Garden For A Two-Bed Home
- Detached Home Office And Workshop
- Separate Lounge With French Doors To The Garden
- Modern Bathroom Plus Ground-Floor WC
- Driveway Parking
- 5 Minute Walk To Meldreth Station — Direct To Cambridge And London
- Freehold — Move-In Ready For First-Time Buyers

Anti-Money Laundering (AML) Checks:

In line with the Money Laundering Regulations 2017, we are legally required to carry out identity and AML checks on all buyers. A fee of £25 (inc. VAT) per buyer is payable once an offer has been formally accepted. This fee is mandatory and forms part of our regulatory compliance obligations.

12 Melrose

Meldreth, Royston

Property Insight

Tucked into the end of a quiet cul-de-sac on a popular modern development in Meldreth, this semi-detached home makes a natural first purchase — a well-presented two-bedroom house that is ready to move straight into, with nothing needing to be done. The main accommodation runs to around 818 sq ft over two floors, arranged with a separate lounge and a kitchen/dining room to the ground floor, and set apart by a garden that is genuinely generous for a home of this size. Two garden outbuildings — a home office and a workshop — add a further 104 sq ft of flexible space, ideal for working from home, hobbies or storage. The property is offered freehold, with driveway parking to the side.

The front door opens into a welcoming entrance hall with wood-effect flooring, the stairs rising ahead and a ground-floor cloakroom off to one side — a practical touch in a two-bedroom home. To the rear, the lounge is a bright and comfortable space with French doors opening directly onto the garden, easy to open up through the warmer months. The kitchen/dining room sits alongside, fitted with oak-effect units, timber and dark laminate worktops, a gas hob and oven and an extractor, with space for freestanding appliances, room for a table and chairs at one end and a window looking over the garden. Together they make a sociable, family-friendly ground floor.

Upstairs are two genuine double bedrooms, both carpeted and well proportioned, served by a modern family bathroom finished with a bath and shower over, a glass screen, white metro tiling and a contemporary vanity unit. Also please include there is a half boarded loft with rack space and fitted loft ladder. Outside is the real surprise for a two-bedroom home: a good-size rear garden laid mainly to lawn, with a paved patio for seating, established planting and fruit trees, gated side access and a timber shed, all enclosed and private. The two outbuildings sit within the plot, and solar panels to the roof help with running costs. A rare chance to secure a move-in-ready home in one of Meldreth's quieter positions.





12 Melrose

Meldreth, Royston

Location - Meldreth

Meldreth is a particularly vibrant parish village in the South Cambridgeshire area, nestled in lush countryside 6 miles away from the town of Royston and 10 miles from the city of Cambridge. The village, once famous for its fruit production, is home to several orchards and farm shops, where locally produced fruit and vegetables are still grown and sold, the most famous being the Meldreth greengage.

The village offers a plethora of ways to escape the hustle and bustle of daily life, with local nature reserves and walks following winding streams and rivers. The British Queen is a traditional village pub and is very highly regarded locally, offering a friendly and relaxing vibe, with homemade, locally sourced and seasonal cuisine.

Meldreth also benefits from its own railway station, with regular services to both Cambridge and London, and there is a wide range of amenities, including recreation grounds, a village hall which is available for hire, a convenience store, a veterinary surgery, a primary school, and doctor's surgeries in neighbouring villages. Situated northeast of the village, the Holy Trinity Church was dedicated in the 15th Century and offers regular services for residents.

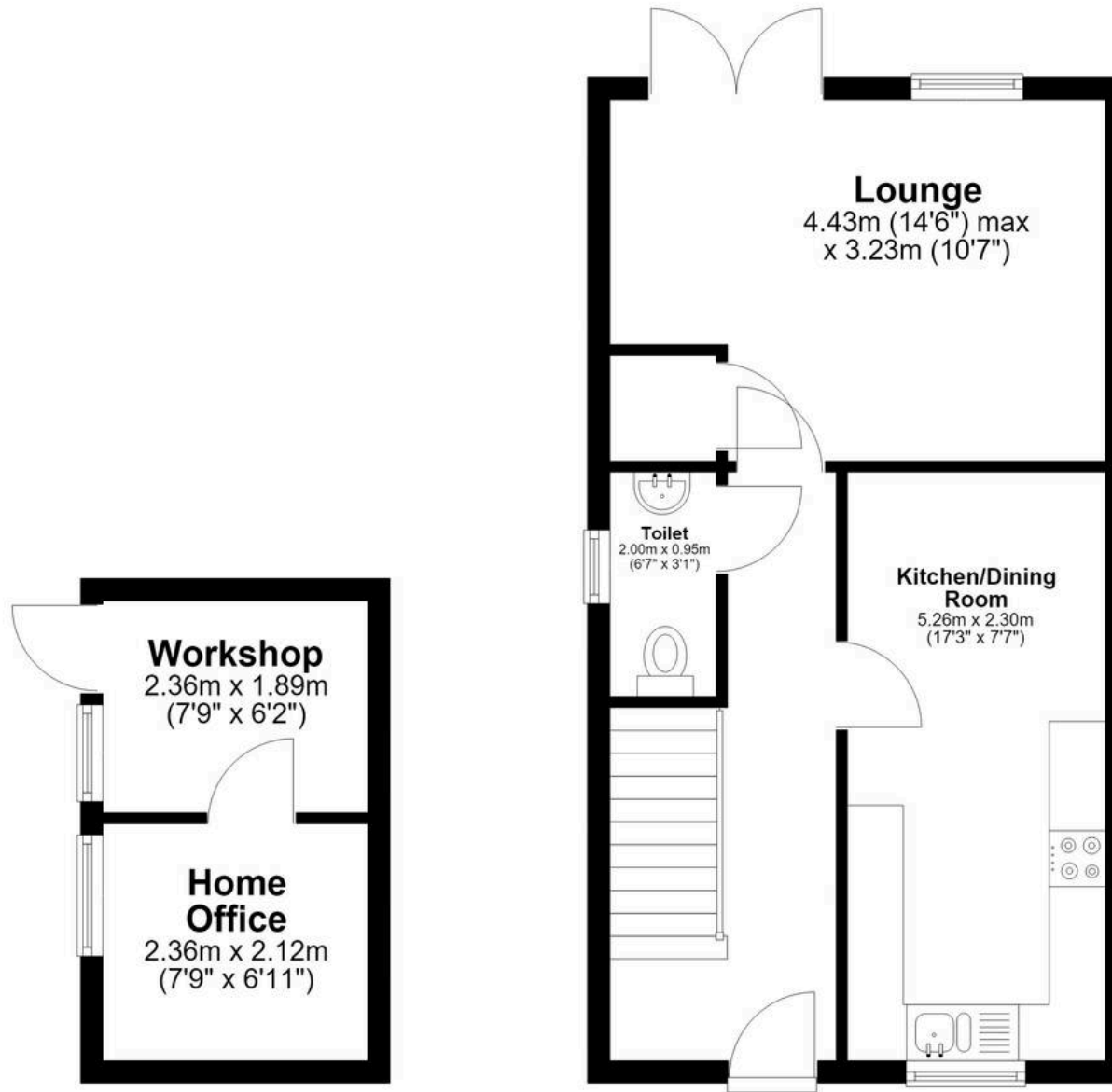
Since Royston is also very close, residents have access to the many other amenities the town has to offer, such as the leisure centre, sports clubs, dentist's surgeries, and highly-regarded schools for all ages. The AIM and M11 are within a 20-minute drive via the A10/A505, and London Stansted and Luton Airports are both 30-minutes away.

We highly recommend visiting the vibrant village of Meldreth to see for yourself what there is on offer. You won't be disappointed!



Ground Floor

Main area: approx. 38.0 sq. metres (408.9 sq. feet)
Plus outbuildings, approx. 9.7 sq. metres (104.5 sq. feet)



First Floor

Approx. 38.0 sq. metres (408.9 sq. feet)



Main area: Approx. 76.0 sq. metres (817.8 sq. feet)
Plus outbuildings, approx. 9.7 sq. metres (104.5 sq. feet)



Ensum Brown

Ensum Brown Estate Agents, 42 High Street, Royston – SG8 9AG

01763 750000

royston@ensumbrown.com

<http://ensumbrown.com>

