



37 Flambards Close, Meldreth

Royston

Guide Price £365,000





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Meldreth, Royston

An extended and well presented three-bedroom end of terrace home on a cul-de-sac in Meldreth, with a kitchen, a lounge/dining room, a downstairs cloakroom, a bathroom, a garden, a garage, and parking.

- Attention First-time Buyers!
- Garage & parking to the front
- Three bedrooms
- Extended to the front & rear
- Walking distance to local amenities
- Downstairs cloakroom
- Stones throw from Meldreth Train Station
- Modern finishes throughout
- Super size lounge/diner
- French doors out to courtyard garden

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.

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Property Insight

An extended and well-presented three-bedroom end of terrace family home on a quiet cul-de-sac in the popular village of Meldreth. This property would make an ideal first-time purchase and is just a short walk from the train station and amenities, enjoying modern finishes throughout, a kitchen, a super-sized lounge/dining room, a downstairs cloakroom, three well-proportioned bedrooms, a family bathroom, an enclosed garden, a garage, and parking to the front.

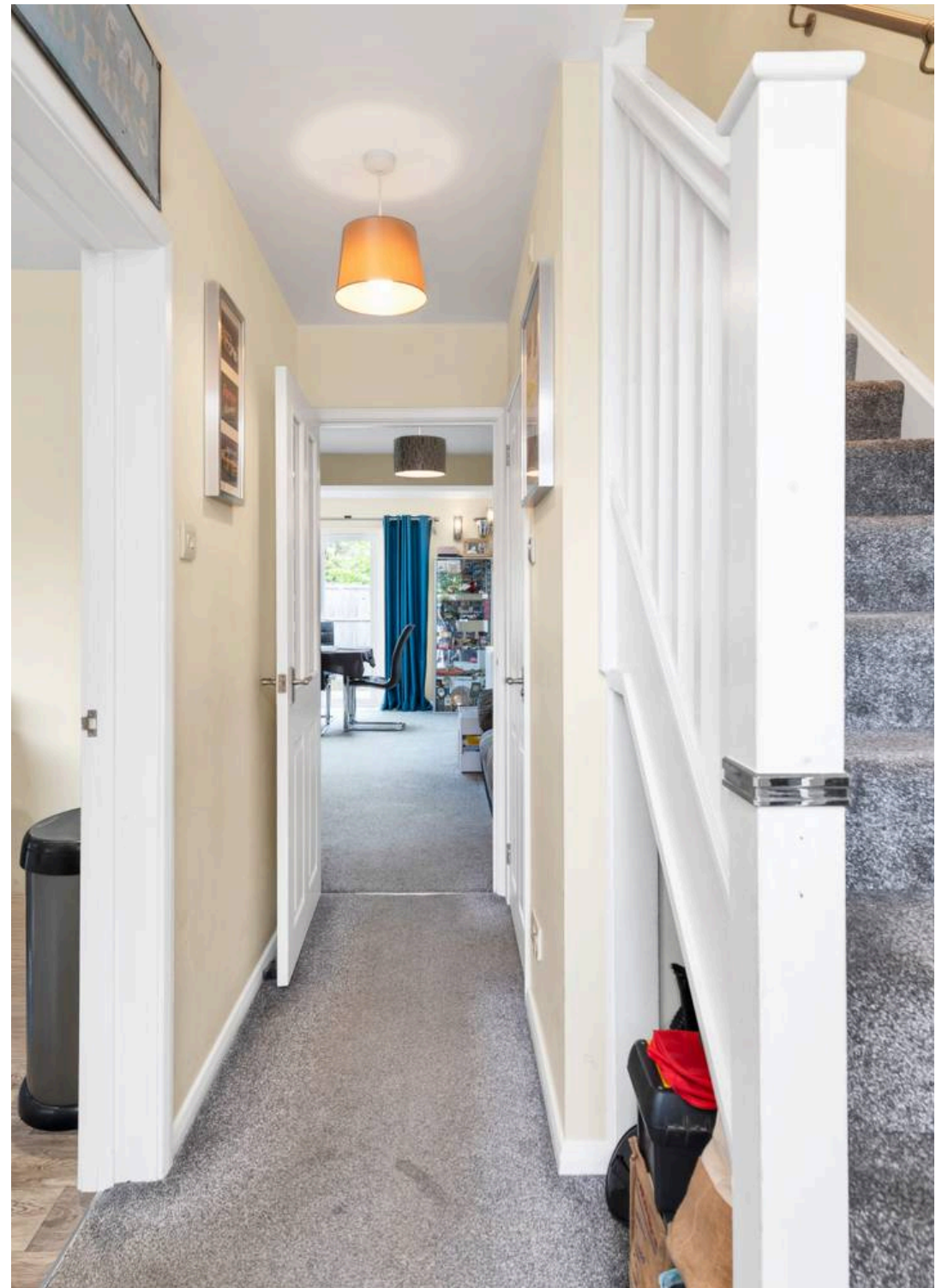
Upon stepping inside, the entrance hallway is bright and welcoming, with carpets, room for furniture, storage space, stairs to the first floor, and doors through to the downstairs living space, including a cloakroom WC.

The kitchen is a very good size, benefiting from a window to a front aspect, a range of base and wall units, wood worktops, stylish decor, wood flooring, tiled splashbacks, spot and under-cabinet lighting, an integrated double oven, gas hob & extractor, and space for a fridge/freezer, dishwasher and washing machine.

The lounge/dining room is an incredibly good size, enjoying windows and double French doors to a fantastic garden aspect, a feature decorative fireplace, carpets, pendant lighting, and ample space for a variety of lounge, dining and storage furniture.

Upstairs to the first floor, this spacious home continues to offer generous accommodation, with the landing leading through to three well-proportioned bedrooms and a family bathroom comprising a bath with an overhead shower, WC and hand wash basin.

Outside, to the rear, the courtyard garden is fully enclosed by fencing and offers a low-maintenance space to enjoy a coffee on a morning. It is laid to paved patio providing space for garden furniture and entertaining. There is space for potted plants, access to a shed, and scope for new owners to transform and make their own.





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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.

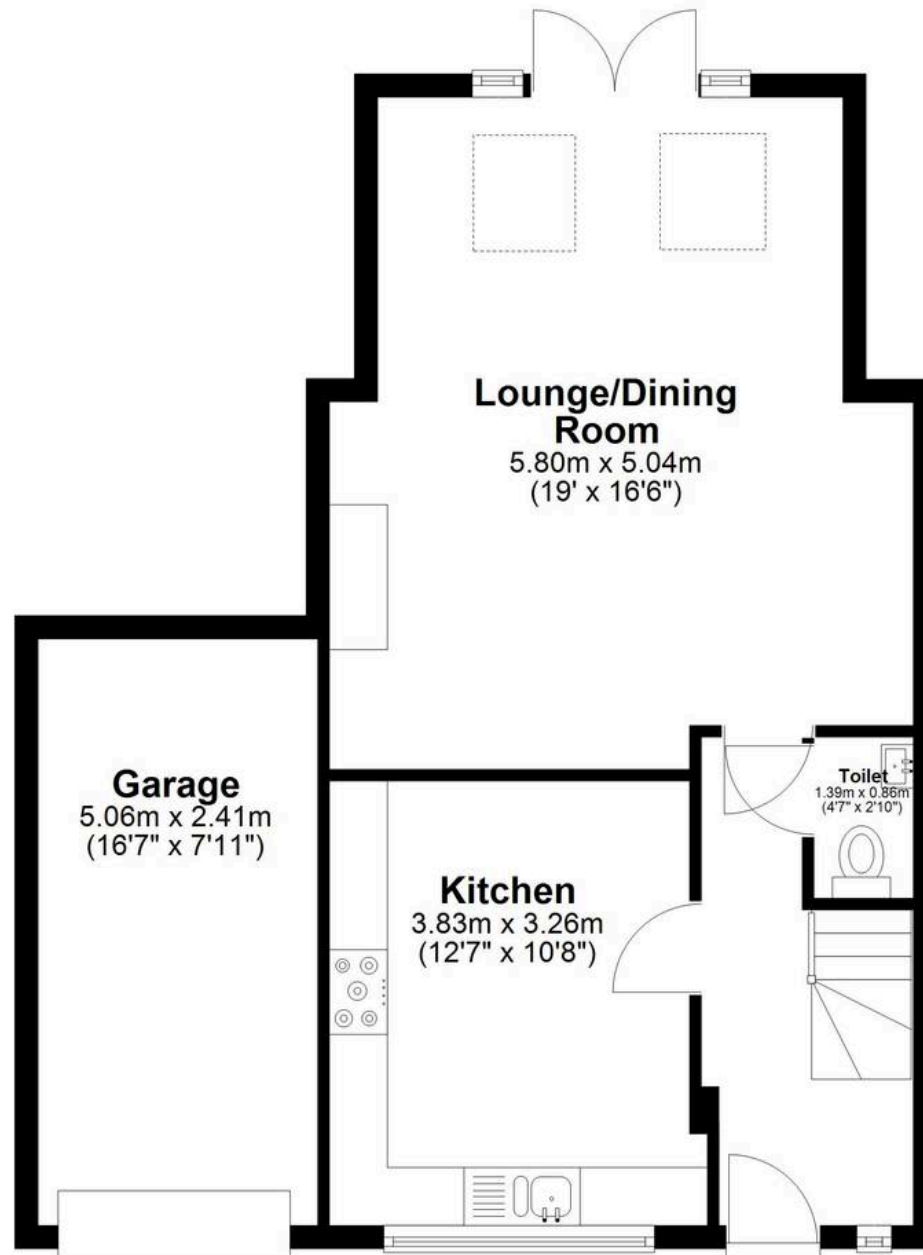
Since Royston is also very close, residents have access to the many other amenities the town has to offer, such as the leisure centre, sports clubs, dentist's surgeries, and highly-regarded schools for all ages. The AIM and M11 are within a 20-minute drive via the A10/A505, and London Stansted and Luton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



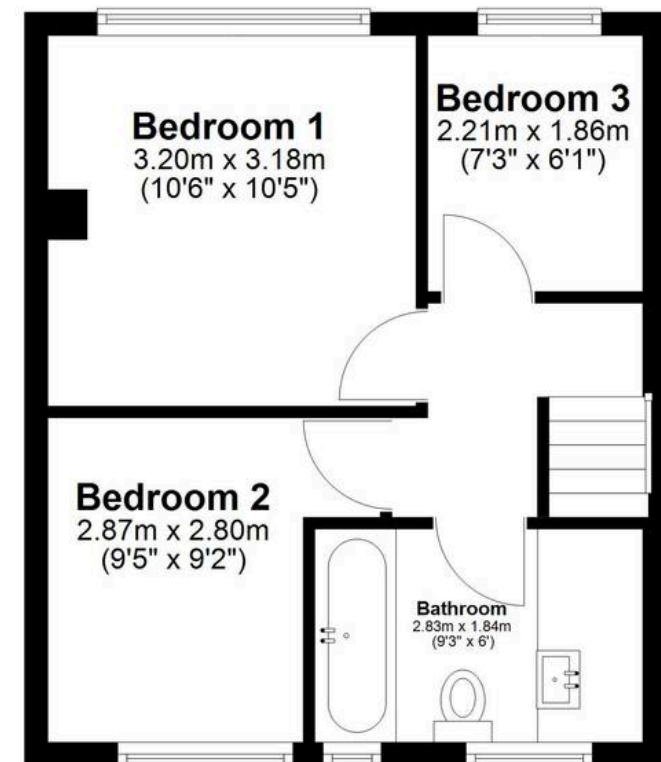
Ground Floor

Main area: approx. 46.3 sq. metres (498.3 sq. feet)
Plus garages, approx. 12.2 sq. metres (131.4 sq. feet)



First Floor

Approx. 31.3 sq. metres (336.6 sq. feet)



Main area: Approx. 77.6 sq. metres (834.9 sq. feet)

Plus garages, approx. 12.2 sq. metres (131.4 sq. feet)



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