

11 Carlton Rise, Melbourn

Royston

Guide Price £350,000



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Melbourn, Royston

Chain-free 2-bed semi-detached bungalow in sought-after Melbourn, scope to extend and modernise — wood-burning stove, conservatory, driveway parking.

- Two-Bedroom Semi-Detached Bungalow
- No Upward Chain
- Scope To Modernise And Update Throughout
- Living Room With Exposed Brick Chimney And Wood-Burning Stove
- Conservatory Overlooking The Rear Garden
- Two Double Bedrooms
- Enclosed Private Rear Garden
- Large Outbuilding With Storage Or Workshop Potential
- Block-Paved Driveway Parking
- Sought-After Village Of Melbourn

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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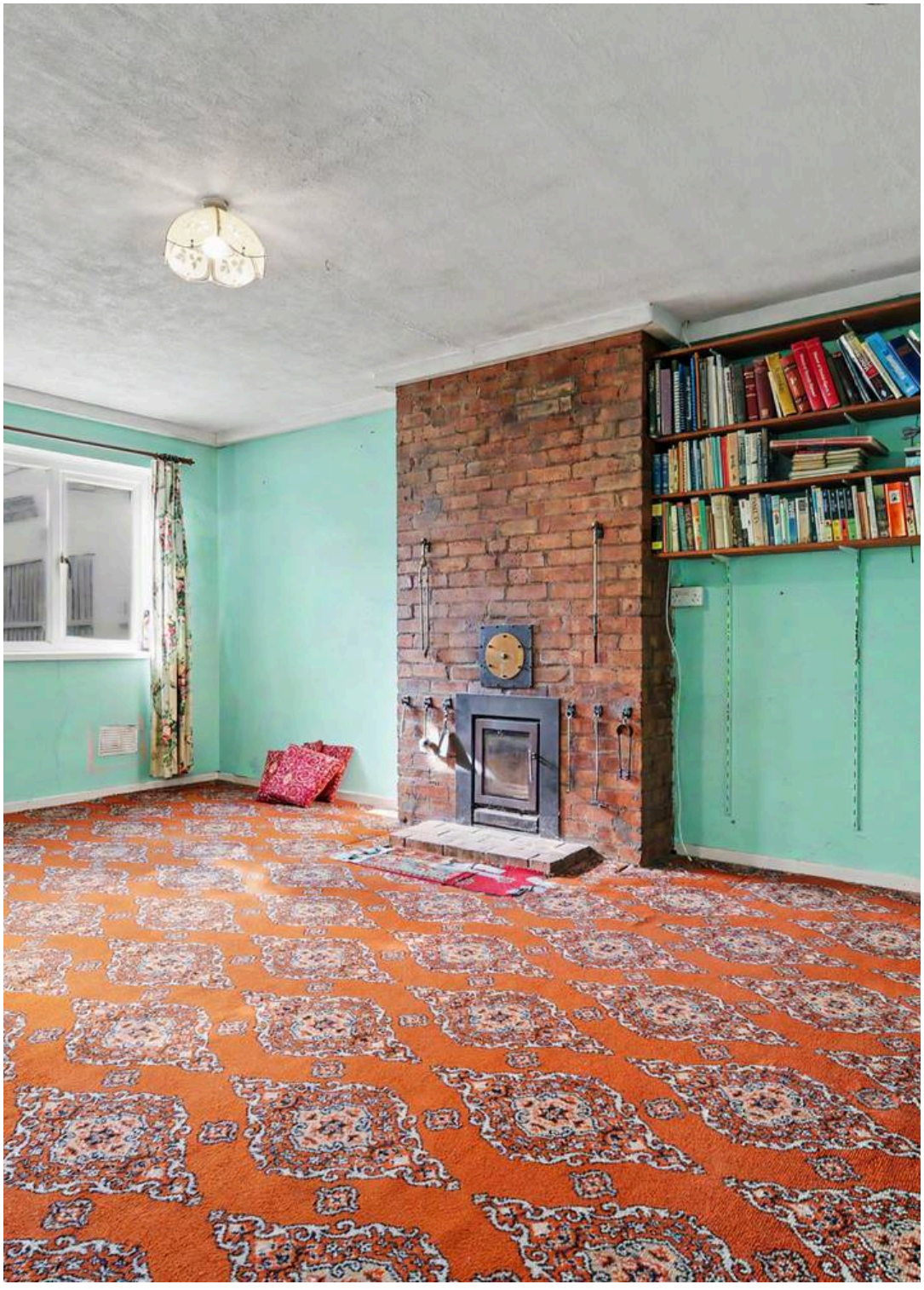
Property Insight
A semi-detached bungalow occupying a generous plot in an established residential part of Melbourn, offered to the market with no upward chain and clear scope for a buyer to modernise and put their own stamp on things. The accommodation runs to around 745 sq ft of single-storey living, with a further substantial outbuilding to the side of the plot, and the layout is well proportioned throughout with two double bedrooms, a bright living room and a private rear garden. For anyone looking to take on a project in a well-connected village, the combination of a settled position, a blank canvas, scope to extend subject to planning (STPP) and a chain-free sale makes this one worth a look.

The living room sits at the heart of the home and is the standout space, running to over seventeen feet in length with an exposed brick chimney breast and inset wood-burning stove, flanked by fitted shelving that lends real character. Glazed doors open to a conservatory at the rear, drawing light through the space and giving a natural spot to sit and look out over the garden. The kitchen is fitted with a range of base and wall units with space for freestanding appliances; the room is a good size and offers plenty of scope to create a modern kitchen to suit. A separate hallway connects the accommodation, with a useful store cupboard off it.

The two bedrooms are both comfortable doubles, the larger fitted with a wall of built-in wardrobes and drawers. The family bathroom is again dated, with a panelled bath, pedestal basin and low-level WC, and would benefit from updating in line with the rest of the home. Outside, the rear garden is a good size and mainly laid to lawn with a paved patio, enclosed and private, with a large outbuilding providing generous storage or workshop potential. To the front, a block-paved driveway provides off-road parking. A rare chance to remodel and extend a single-storey home to your own taste in a sought-after village.





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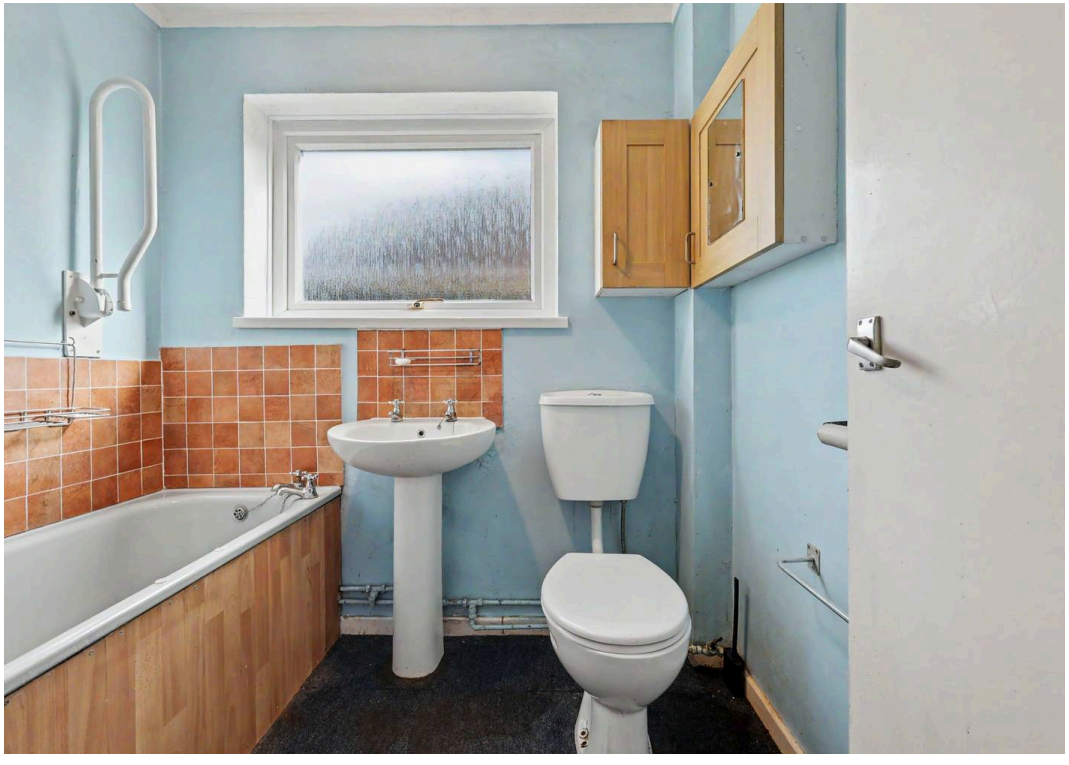
At a Glance
Type: Semi-detached bungalow, freehold
Size: Approximately 745 sq ft, plus a 230 sq ft outbuilding
Bedrooms: 2 doubles
Bathrooms: 1 — family bathroom
Reception Rooms: Living room with wood-burning stove, plus conservatory
Kitchen: Fitted kitchen, dated and requiring replacement
Outside: Enclosed rear garden with patio, large outbuilding
Parking: Block-paved driveway
Station: Meldreth, direct to London Kings Cross from 45 minutes
Potential: Scope to extend, subject to planning (STPP)
Chain: No Upward Chain

Location – Melbourn
Melbourn is a large parish village in the far southwest of Cambridgeshire, 3 miles from Royston and 11 miles from Cambridge. It has a long history of occupation stemming from the springs and the River Mel, which rises at Melbourn Bury and runs clear and shallow over chalk and gravel. There are many countryside walks, including several ancient trackways crossing the parish. Melbourn is a bustling village offering two village shops, a pharmacy, doctor's and dentist surgeries, two traditional pubs, the highly regarded Sheene Mill restaurant and hotel, and a spa opposite. There are a number of parks and a wide range of clubs for all ages. Schooling runs from pre-school options through primary to secondary within the village, and there are two churches, including All Saints' Church, dating from the 13th Century. Meldreth station is within walking distance, Royston's mainline station offers fast services to Cambridge and London Kings Cross, and the A1M and M11 are within a 20-minute drive.









Approximate Gross Internal Area
69.19 sq m / 744.75 sq ft
(Excludes Shed)
Shed Area 21.34 sq m / 229.70 sq ft

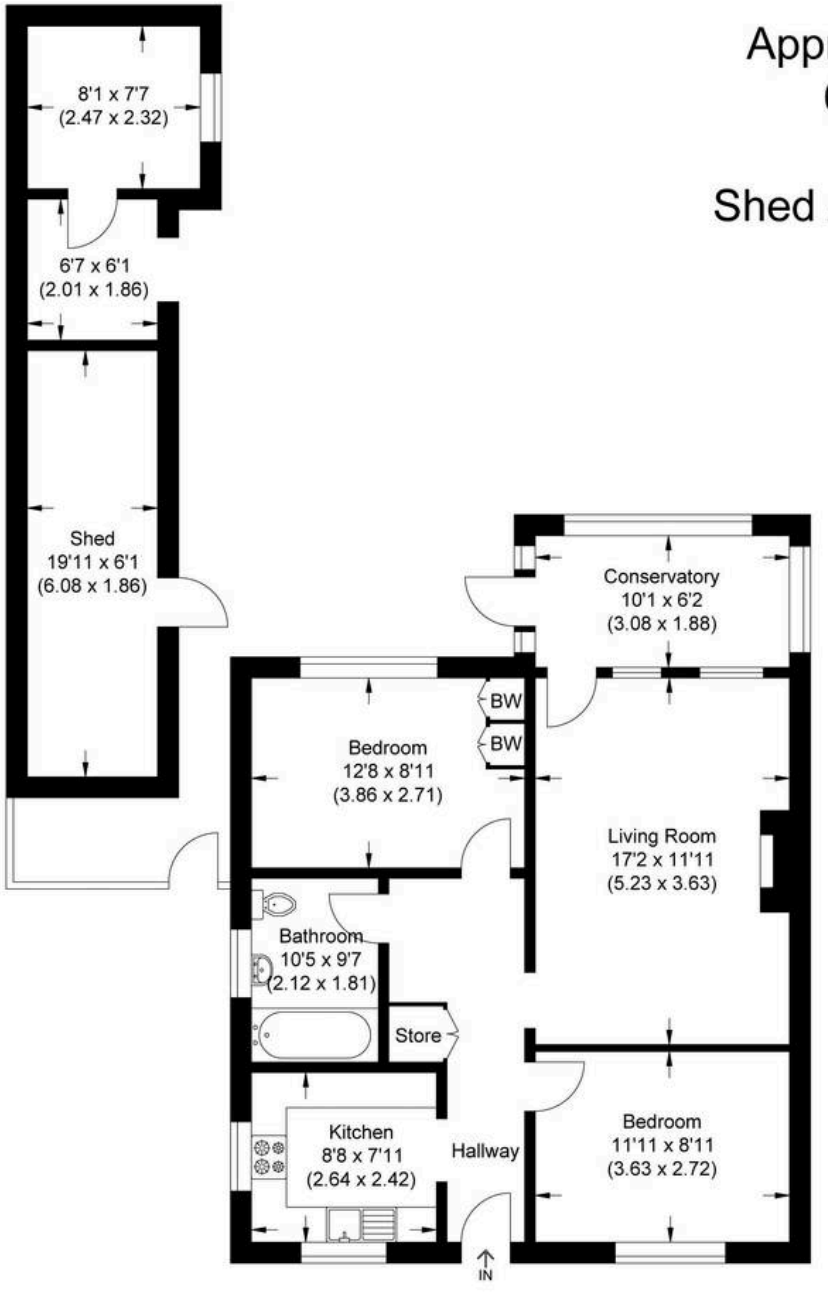


Illustration for identification purposes only, measurements are approximate, not to scale.



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