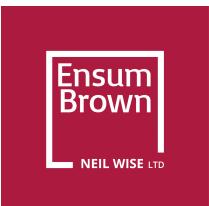




6B Dickasons, Melbourn

Royston

In Excess of **£900,000**



6b Dickasons

Melbourn, Royston

Ensum Brown are delighted to offer for sale this extended bungalow in Melbourn. This property enjoys 5000sq ft accommodation, a third of an acre plot, an end-of-cul-de-sac location, 5 receptions, 6 bedrooms, 4 baths, a self-contained 2 bed annexe, a gym, a hot tub room and glorious field views.

Council tax band: G

Tenure: Freehold



PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this significantly extended detached bungalow in the popular village of Melbourn. This property enjoys approx. 5000sq ft accommodation in over a third of an acre plot, with an end-of-cul-de-sac location, 5 reception rooms, 6 bedrooms, 4 bathrooms, a self-contained 2 bedroom annexe, outbuildings, including a gym and hot tub room, and glorious field views to the rear.

This wonderful detached bungalow benefits from a generous frontage, borders with flowers, plants and shrubs, access to an integral half garage, and a large herringbone brick driveway with off-road parking for several vehicles.

Upon stepping inside, the entrance hallway is wide, bright and welcoming, with excellent integrated storage, and doors through to the entire living space. The kitchen/breakfast room is a beautifully designed and modern space, with windows and double sliding doors to the garden, a range of stylish base and wall units, laminate worktops, a large kitchen island, a breakfast bar, tiled walls and floors, an integrated microwave, fridge/freezer, dishwasher and extractor hood, and space for a range cooker, dining setting, and other small kitchen appliances. The utility room offers further space for large kitchen appliances and storage.

The lounge features a large window to a front aspect, wood flooring, pendant lighting, and room for a variety of furniture. The dining room is also a generous and bright space, with double sliding doors to the rear garden, wood flooring, pendant lighting, and ample space for a large dining table and chairs, as well as storage furniture. Double internal doors lead through to an exceptionally large play room, a former indoor pool room, which offers versatile usage. It benefits from two sets of double doors and 5 windows to a dual aspect, and vast amounts of space for furniture.

Through to the sleeping quarters, there are 4 of the 6 double bedrooms, plenty of integrated storage and wardrobes, and a family bathroom comprising a double shower, bath, WC and hand wash basin. The master bedroom is particularly large and enjoys its own en-suite, with a double shower, bidet, WC and hand wash basin.





Part of the extension to this wonderful property is an extensive annexe, which can be self-contained if desired. It enjoys a large, fully fitted open-plan kitchen/living room with a range of base and wall units, worktops and breakfast bar, integrated appliances, and space for large kitchen appliances and living room furniture. Double sliding doors lead through to a large conservatory space, with three walls of windows and double French doors to the garden.

There are two double bedrooms in the annexe, as well as a family bathroom comprising a shower, bath, WC and hand wash basin. Bedroom 5 is the larger of the two bedrooms in the annexe and benefits from its own en-suite, with a shower, WC and hand wash basin.

Outside, to the rear, the garden is equally as extensive as the property, with multiple areas of interest and beautiful spots to sit, relax and watch the world go by. There is a large paved patio and gravel section of the garden, with mature trees and shrubs, offering a lovely area for garden furniture. Just outside the playroom is a large decked space that stretches all the way around to the annexe conservatory.

There is a large hot tub room with sliding doors to the rear garden, as well as a large gym with windows and double doors. The rest of the garden is laid half to lawn and half to further patio, providing versatile usage and plenty of room to entertain guests on warm evenings. There are further flower borders full of plants and shrubs, access to a large shed, and glorious views over the fields to the rear.

Contact Ensum Brown today to arrange your private viewing appointment.

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.

- Significantly Extended Detached Bungalow
- Accommodation In The Region Of 5000sq ft
- Plot In Excess Of A Third Of An Acre



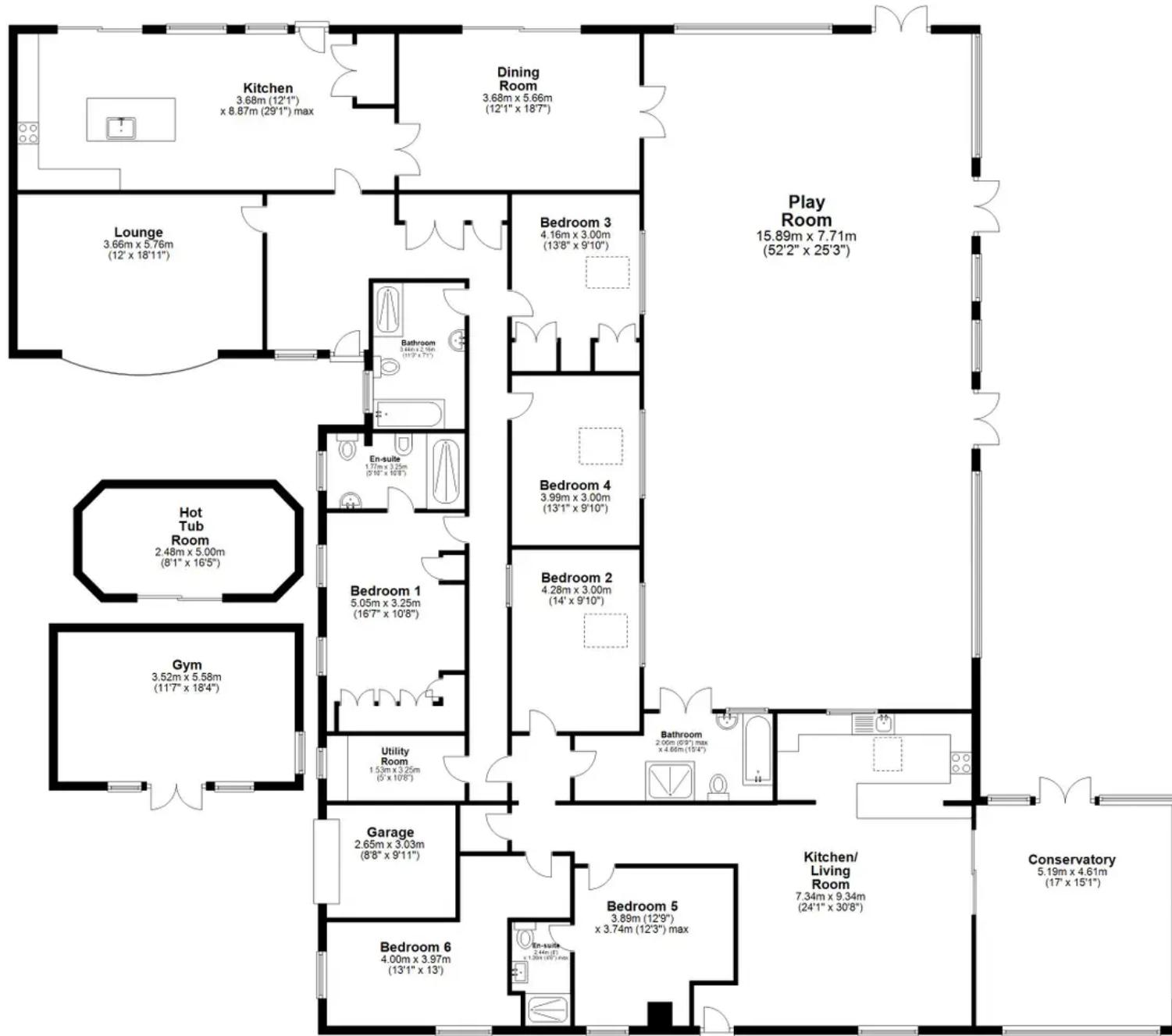






Ground Floor

Approx. 464.8 sq. metres (5003.1 sq. feet)





Ensum Brown

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