



Royston Road, Harston, CB22 7NH



Royston Road

Harston,
CB22 7NH

- Flexible And Versatile Accommodation
- 3/4 Bedrooms
- Built In 2019 With Carefully Chosen Materials That Blend With The Established Street Scene
- Private & Low Maintenance Rear Garden
- Open Plan Kitchen/Dining/Living Space
- High Vaulted Ceilings Creating A Bright And Airy Atmosphere

An established & stylish, detached modern family home, benefitting from a high specification finish through out, with a blend of traditional & contemporary styling, creating a unique atmosphere, all situated in this well served and highly sought after South Cambridgeshire village.

3 3 1

Guide Price £625,000





COVERED STORM PORCH

with block paving surface with panelled glazed entrance door with stained glass leading through into:

ENTRANCE HALLWAY

with double glazed window fitted with privacy glass adjacent to the entrance door. Entrance hallway enjoying a galleried effect with high vaulted ceiling and stairs rising to first floor accommodation, understairs storage cupboards fitted with railings and shelving, wood effect flooring, footwell, inset LED downlighters, Velux skylight, panelled door leading through into:

OPEN PLAN LIVING / KITCHEN / DINING SPACE

Kitchen area a most luxurious and modern kitchen comprising a wealth of both wall and base mounted storage cupboards and drawers with a stone effect work surface with inset stainless steel one and quarter bowl sink with hot and cold mixer tap, integrated AEG induction 4 ring hob with splashback, extractor fan, extractor hood above, further integrated appliances include Zanussi grill and oven, integrated and concealed fridge/freezer, dishwasher, further storage units include a pull-out corner unit and a wealth of large pots and pans drawers and cupboards all fitted with a soft close feature. The kitchen also enjoys a large island with breakfast bar and further drawers, decorative tiled flooring, inset LED downlighters, light feature over the kitchen island, double glazed windows to front aspect and opening leading through into OPEN PLAN LIVING / DINING SPACE which enjoys wood effect flooring, inset LED downlighters, double glazed windows overlooking garden as well as a set of double glazed bi-folding doors leading out onto patio as well as creating a large entry point of light into the room.

INNER HALLWAY

with wood effect flooring, inset LED downlighters, panelled door leading through into:

UTILITY ROOM

which comprises a collection of both wall and base mounted storage cupboards and drawers with a stone effect work surface, inset stainless steel sink with hot and cold mixer tap, space and plumbing for washer/dryer, decorative tiled flooring, inset LED downlighters, extractor fan.

OFFICE / BEDROOM 4

with wood effect flooring, wall mounted underfloor heating control, inset LED downlighters, double glazed sliding door leading out onto garden.

DOWNSTAIRS SHOWER ROOM

comprising of a three piece suite with large walk-in shower cubicle with dual mounted shower head and a glazed shower partition, low level w.c., with concealed dual hand flush, wash hand basin with separate hot and cold taps, decorative tiled splashback, all with decorative tiled surround, storage cupboards beneath wash hand basin, wall mounted mirror and storage cupboard, heated towel rail, inset LED downlighters, decorative tiled flooring, extractor fan, double glazed window fitted with privacy glass out onto front aspect.

ON THE FIRST FLOOR

LANDING

with high vaulted ceiling, airing cupboard housing hot water cylinder, wall mounted boiler and fitted timber shelving.

PRINCIPAL BEDROOM SUITE

which enjoys high vaulted ceiling, a wealth of expertly fitted built-in wardrobes fitted with railings and shelving as well as further fitted chest of drawers, radiator, inset LED downlighters, large dormer windows with double glazed sealed unit double glazed window to front aspect, panelled door leading through into:

ENSUITE BATHROOM

comprising a three piece suite with combined bath and shower with wall mounted shower head, separate hot and cold bath taps, tiled surround, folding glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, tiled splashbacks, storage cupboards beneath, decorative tiled flooring, heated towel rail, inset LED downlighters, extractor fan, double glazed skylight with fitted blind out onto rear aspect.

BEDROOM 2

with high vaulted ceilings, set of built-in wardrobes fitted with railings and shelving, double glazed skylights fitted with automatic blinds out onto rear aspect.

BEDROOM 3

with built-in wardrobes fitted with railings and shelving, radiator, high vaulted ceilings, double glazed skylight out onto rear aspect.

FAMILY BATHROOM

comprising of a four piece with porcelain bath with hot and cold mixer tap and shower head attachment, large shower cubicle with dual wall mounted shower head, tiled surround and glazed shower partition, low level w.c. with hand flush, wash hand basin with separate hot and cold taps, tiled splashback, storage cupboards below, heated towel rail, radiator, inset LED downlighter, extractor fan, decorative tiled flooring, double glazed window fitted with privacy glass out onto front aspect.

OUTSIDE

The property is approached off Royston Road via a dropped tarmac kerb leading onto a gravelled driveway where there is enough parking for multiple vehicles. There is an area laid to lawn bordering the front garden and finally there are block paved steps leading to the front entrance door which is covered by the storm porch.

The garden is predominantly laid to lawn with a large full width paved patio area led directly off the rear doors of the property and provides a wonderful space for both relaxing and entertaining with wall mounted lighting which again creates further atmosphere for this outside space. Continuation of the paved patio leads to a side access where there is a secure timber gate leading back round to the front of the property.





Approximate Gross Internal Area 1601 sq ft – 149 sq m
 Ground Floor Area 819 sq ft – 76 sq m
 First Floor Area 782 sq ft – 73 sq m

Guide Price £625,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - South Cambridgeshire
 District Council



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		94	96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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