



**Hay Street, Steeple Morden Royston SG8 0PE**

**welcome to**

**Hay Street, Steeple Morden Royston**

A Stunning architect designed extended detached family home offering exceptional accommodation with superb gardens in this sought after location. Viewing is recommended at earliest opportunity.



### **Entrance Hall**

21' 5" x 7' 9" ( 6.53m x 2.36m )

Spacious entrance hall, stairs off to first floor landing, radiator , stable door to the side,

### **Cloakroom**

Cloakroom suite comprising low level WC, wash hand basin, double glazed window to the side

### **Utility Room**

Range of units, space and plumbing for automatic washing machine

### **Lounge**

20' 1" x 13' 11" ( 6.12m x 4.24m )

A lovely dual aspect room with vaulted ceiling and double glazed windows and door to one wall with lovely views overlooking the garden. two double radiators, double glazed window to front.

### **Dining Room**

16' 7" x 13' 2" ( 5.05m x 4.01m )

Stunning dual aspect room with folding doors to the majority of one wall and opening to the garden, further double doors to the patio area, tiled floor with under floor heating, double doors to kitchen/breakfast room.

### **Sitting Room/snug**

13' 2" x 10' 3" ( 4.01m x 3.12m )

Under floor heating and double glazed window overlooking the garden.

### **Kitchen/breakfast Room**

19' 6" x 13' 10" ( 5.94m x 4.22m )

Superb fitted L shaped kitchen/breakfast room with built in double oven, combination microwave/oven and warming draw and hob, 1 1/2 bowl sink with mixer taps, work surface surrounds, Generous range of base and wall units, built in dishwasher, island with built in fridge / freezer, radiator, double glazed window to rear and side, double doors to rear garden.

### **Study**

7' x 5' 8" ( 2.13m x 1.73m )

Double glazed window to front

### **Landing**

Staircase from entrance hall to galleried first floor landing, radiator, airing cupboard.

### **Bedroom 1**

18' 5" x 13' 11" ( 5.61m x 4.24m )

Vaulted curved ceiling, Double glazed window to front and side, two radiators, storage cupboard, door to en-suite.

### **En-Suite**

Comprising large shower cubicle, low level WC, wash hand basin, radiator and double glazed window to side.

### **Bedroom 2**

16' 4" x 13' 2" ( 4.98m x 4.01m )

Lovely dual aspect room, double doors with Juliet balcony overlooking the garden, further double glazed window overlooking the garden, double glazed window to the front, door to en-suite, under floor heating.

### **En-Suite**

Suite comprising large shower cubicle, concealed cistern WC, wash hand basin..

### **Bedroom 3**

13' 2" x 10' 6" ( 4.01m x 3.20m )

Double glazed double doors with Juliet balcony and double glazed window overlooking garden, under floor heating

### **Bedroom 4**

14' x 8' ( 4.27m x 2.44m )

Vaulted curved ceiling, radiator, double glazed window to rear

### **Family Bathroom**

Spacious family bathroom comprising four piece suite, shower cubicle, paneled bath, concealed cistern WC, wash hand basin into vanity unit,

radiator, double glazed window to side.

### **Garden**

South facing gardens to the property extend predominantly to the side and are lawned with a variety of shrubs and trees throughout and to borders , large paved terrace with ornamental water feature and superb covered seating area with views across the garden. Located to the rear of the house is a further secluded decked terrace which leads to a detached studio measuring 19 ft 6 x 9 ft 11. Within the grounds there are a number of storage sheds and a bike shed.

### **Garage**

17' 8" x 12' 11" ( 5.38m x 3.94m )

Detached garage has access to adjoining work shop measuring 12 ft 7 x 6 ft 0.

To the front of the property there is also generous off road parking and double gates allowing for an "In and out" drive from Hay Street.



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welcome to

## Hay Street, Steeple Morden Royston

- Stunning extended detached architect designed family home
- Highly sought after village location
- Spacious and flexible family accommodation
- Four double bedrooms with en-suites to two bedrooms
- Four reception rooms

Tenure: Freehold EPC Rating: Awaiting

**£875,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
RYN109387 - 0009

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