



Cranmore Royston Road, Litlington Royston SG8 0RG

Not for marketing purposes INTERNAL USE ONLY

welcome to

Cranmore Royston Road, Litlington Royston

An extended and deceptively spacious four double bedroom detached bungalow with superb open plan kitchen/dining/family room and separate lounge. To the outside there is a tandem double garage currently used as a gym and a particularly large rear garden.



Entrance Hall

spacious entrance hall, radiator, double glazed patio door leading to inner courtyard.

Lounge

16' 10" x 14' 10" (5.13m x 4.52m)

Double glazed window to rear, radiator

Kitchen/dining/family Room

26' x 13' 11" (7.92m x 4.24m)

Plus door recess, spacious kitchen with a generous range of base and wall units, double aspect room with double glazed door and windows to courtyard garden, double glazed door and window to rear garden.

Utility Room

9' 8" x 3' 9" (2.95m x 1.14m)

Stainless steel sink unit, plumbing for water softener, space and plumbing for automatic washing machine and tumble dryer.

Bedroom One

12' 8" x 11' (3.86m x 3.35m)

Double glazed window to side, radiator, door to en-suite

En-Suite

Comprising shower cubicle, low level WC, wash hand basin set into vanity unit, wall and floor tiling, radiator, double glazed window to side.

Bedroom Two

13' 6" x 10' 10" (4.11m x 3.30m)

Double glazed bay window to front, radiator,

Bedroom Three

14' 3" x 10' 10" (4.34m x 3.30m)

Double glazed bay window to front, double glazed window to side, radiator.

Bedroom Four

11' x 8' (3.35m x 2.44m)

plus depth of wardrobes, fitted wardrobes and overhead cupboards to the majority of one wall,

Bathroom

Suite comprising bath, low level WC, wash hand basin, towel radiator, double glazed window to courtyard

Outside

Tandem double garage currently used as a gym, would be ideal as a home office or as a family/games room.

Brick built boiler room attached to the side of the property with a double glazed white door and containing the oil fired combi boiler.

A feature of the property is a particularly large and well stocked rear garden with a wide variety and trees and shrubs throughout and to borders, immediately to the rear of the property is a large paved terrace which leads to a lawned area with inset pond. The garden benefits from two outdoor taps and a number of weather proof external electric power sockets around the property.

Accessed from both the garden and the main residence there is a lovely secluded courtyard garden which is ideal for entertaining.



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welcome to

Cranmore Royston Road, Litlington Royston

- Extremely well presented extended detached bungalow
- sought after village location
- Four double bedrooms and en-suite to master bedroom
- Spacious open plan kitchen/dining/family room
- Large lounge overlooking the rear garden

Tenure: Freehold EPC Rating: D

£750.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109407 - 0010

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