

Windmill Close, Barkway, Royston, SG8 8BZ

## welcome to

# Windmill Close, Barkway, Royston

A deceptively spacious extended two double bedroom semi-detached bungalow with stunning garden situated in this highly sought-after village location. Early internal viewing is recommended at the earliest opportunity to avoid disappointment.













**Front Door** 

Door to entrance hall.

#### **Entrance Hall**

Radiator, built-in storage cupboards.

#### Lounge Area

13' x 11' 7" ( $3.96m \times 3.53m$ ) Spacious open plan lounge/diner with lounge area measuring 13'0 x 11'7, radiator, double glazed double doors and windows to rear, wall-mounted fire, opens onto dining area.

#### **Dining Area**

15' 2" x 10' 10" Plus door recess ( 4.62m x 3.30m Plus door recess ) Radiator.

#### Kitchen/ Breakfast Room

17' 3" x 9' 2" ( 5.26m x 2.79m )

Lovely fitted kitchen comprising built-in oven and hob with extractor over, sink with mixer taps and work surface surrounds, generous range of base and wall units, wall tiling, sunken ceiling lights, double glazed window to front.

#### **Utility Room**

6' 7" x 5' 6" ( 2.01m x 1.68m ) Space and plumbing for automatic washing machine and space for further appliances, work surface with

wall-mounted units, wall tiling, radiator, double glazed door with tilt & turn window to side.

#### **Bedroom One**

24' 11" max x 12' 9" max (7.59m max x 3.89m max ) An exceptional master bedroom with fitted wardrobes, drawers and over-head storage, fitted wardrobes to the majority of one wall, radiator, double glazed window to side, opens onto rear garden.

#### **Bedroom Two**

9' 5" x 7' 3" ( 2.87m x 2.21m ) Radiator, double glazed window to front.

#### Bathroom

Modern suite comprising bath with mixer tap, lowflush WC, wash hand basin set into vanity unit, separate corner shower cubicle, wall & floor tiling, towel radiator, double glazed window to side.

## Outside

#### Rear Garden

Stunning landscaped rear garden with large paved terrace leading to a shaped lawn with a variety of shrubs throughout and with low-maintenance borders. Further decked area, ornamental pond, secluded paved terrace and summerhouse.

### Parking

Off-road parking to the front of the property and a single garage is located in a nearby block.





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## Windmill Close, Barkway, Royston

- Extremely well-presented extended semi-detached bungalow.
- Highly sought-after village location.
- Large fitted kitchen/breakfast room and separate utility room.
- Large open plan lounge/diner.
- Exceptional master bedroom and further bedroom.

Tenure: Freehold EPC Rating: C

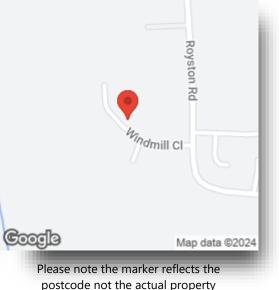
# £430,000





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