



Appletree Row, Bassingbourn, SG8 5GZ

welcome to

Appletree Row, Bassingbourn

A deceptively spacious 3 double bedroom detached family home with superb open plan fitted kitchen/dining/family room and a further separate lounge. Viewing is recommended at the earliest opportunity.



Door To Entrance Hall

Spacious entrance hall with large double glazed feature window to the front, radiator, understairs storage, built in storage cupboards, and airing cupboard.

Cloakroom

Suite comprising low flush WC, wash hand basin set into vanity unit, radiator.

Lounge

16' 9" x 12' 10" (5.11m x 3.91m)

Lovely dual aspect room with double glazed windows to front and side and two separate radiators.

Kitchen/Dining/Family Room

19' 11" x 14' 7" (6.07m x 4.45m)

Superb fitted kitchen/dining/family room with built in Siemens oven and hob with extractor fan over, sink with mixer taps and work surface surrounds, generous range of base and wall units, built in fridge freezer & dishwasher, feature central island with a built in microwave and breakfast bar, double glazed windows to rear, double glazed double doors to rear, skylight window, 2 separate radiators.

Utility Room

7' 2" x 3' 6" (2.18m x 1.07m)

Space and plumbing for automatic washing machine. Base units. Work surfaces.

First Floor Landing

Double glazed windows to front and side. Skylight window. Hatch to loft. Built in storage cupboard.

Bedroom One

13' 1" x 10' 7" plus dressing area (3.99m x 3.23m plus dressing area)

Radiator. Double glazed window to side. Plus dressing area which in turn leads through to en-suite.

En-Suite

Suite comprising large tiled shower cubicle, wash hand basin set into vanity unit, low flush WC, double glazed window to front, radiator.

Bedroom Two

12' 5" x 10' 1" (3.78m x 3.07m)

Radiator. Double glazed window to rear.

Bedroom Three

13' 9" x 9' 8" into eaves (4.19m x 2.95m into eaves)

Eaves storage cupboard. Twin skylight windows to rear.

Bathroom

Particularly large bathroom with suite comprising bath, shower cubicle, low flush WC, wash hand basin set into vanity unit, wall tiling, double glazed window to rear.

Outside

Rear Garden

Particularly good sized secluded corner plot rear garden with paved terrace leading to lawned area with wall surround.

Parking

To the front of the property there is an integral carport and further parking for 2 cars.



view this property online williamhbrown.co.uk/Property/RYN110065



welcome to

Appletree Row, Basingbourn

- Spacious and well-presented detached family home with approximately 134 square metres of accommodation.
- Sought-after village location.
- 3 double bedrooms with en-suite to master.
- Superb open plan fitted kitchen/dining/family room with separate utility.
- Spacious lounge.

Tenure: Freehold EPC Rating: B

£575,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN110065



Property Ref:
RYN110065 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01763 242988



royston@williamhbrown.co.uk



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



williamhbrown.co.uk