



**Old North Road, Bassingbourn, Royston, SG8 5JL**



**welcome to**

**Old North Road, Bassingbourn, Royston**

An opportunity to purchase a spacious and well-presented extended detached family home offering 4 bedrooms, 2 reception rooms, good sized rear garden, detached double garage and generous parking for 4/5 cars. Viewing is highly recommended.



### **Door To Entrance Hall**

Radiator. Stairs off to first floor landing. Double glazed window to front. Doors to:

### **Cloakroom**

Suite comprising low flush WC, wash hand basin set into vanity unit, built in cupboard, wood panelling, double glazed window to front.

### **Lounge**

16' 10" x 15' 5" max ( 5.13m x 4.70m max )

Feature fireplace with hearth and surround and mantle over. Two radiators. Double glazed window to rear. Two sets of double doors to both dining area and kitchen. Full fibre broadband entry socket.

### **Dining Area**

17' 9" max x 9' 1" ( 5.41m max x 2.77m )

Double glazed windows to rear. Recess lighting. Two radiators. Opens on to kitchen/breakfast room.

### **Kitchen/Breakfast Room**

22' 8" x 9' 10" max ( 6.91m x 3.00m max )

Lovely fitted kitchen/breakfast room comprising stainless steel range oven with ceramic hob and stainless steel extractor over, 1 1/2 bowl sink unit with mixer taps and work surface surrounds, generous range of base and wall units with integrated dishwasher and microwave, space and plumbing for automatic washing machine, floor tiling, radiator, double glazed window to front, door to side.

### **First Floor Landing**

Hatch to partially boarded loft. Radiator.

### **Bedroom One**

12' 5" x 10' 1" plus depth of wardrobes. ( 3.78m x 3.07m plus depth of wardrobes. )

Large built in wardrobe. Radiator. Double glazed window to front. Door to en-suite.

### **En-Suite**

Suite comprising power shower cubicle, concealed cistern WC, wash hand basin set into vanity units with cupboards below, fully tiled walls, heated towel radiator, recess lighting.

### **Bedroom Two**

15' 8" max x 10' 7" ( 4.78m max x 3.23m )

Two radiators. Double glazed window to rear.

### **Bedroom Three**

9' 4" x 12' 6" ( 2.84m x 3.81m )

Radiator. Double glazed window to front.

### **Bedroom Four**

9' 4" x 8' 11" ( 2.84m x 2.72m )

Radiator. Double glazed window to rear.

### **Bathroom**

Spacious family bathroom comprising power shower cubicle, bath, low flush WC, wash hand basin, radiator, part tiled walls, heated towel radiator, double glazed window to rear and side.

### **Outside**

#### **Rear Garden**

Good sized secluded rear garden predominantly laid to lawn with mature borders. Paved patio areas, pergola, and greenhouse. To the side of the property there is access to a low maintenance front garden and air source heat pump.

### **Garage**

Detached double garage with personal door and twin windows to rear garden. Part is currently configured to provide self contained home office (12"7 X 8"5) with power and separate telephone broadband line. Alternatively suitable for hobby/play room.

Private drive with parking for 4/5 cars.



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## Old North Road, Bassingbourn, Royston

- Well-presented detached family home in sought-after village location.
- 4 bedrooms with en-suite to master.
- Spacious lounge and separate dining room leading into dining room.
- Lovely fitted kitchen/breakfast room.
- Good sized rear garden.

Tenure: Freehold EPC Rating: D

**£650,000**



Please note the marker reflects the postcode not the actual property

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