

Bogs Gap Lane, Steeple Morden, Royston, SG8 0PN

## welcome to

# Bogs Gap Lane, Steeple Morden, Royston

An extremely spacious and well-presented 4 bedroom detached family home offering over 2600 Sq Ft of accommodation, gardens extending to 3 sides of the property with superb views over open countryside, large private driveway providing generous off-road parking, and large detached double garage.













#### **Door To Entrance Hall**

Particularly spacious entrance hall with stairs off to first floor landing with understairs recess, access to the downstairs living space and cloakroom WC, recess lighting.

### Cloakroom/Wc

Suite comprising concealed cistern WC, wash hand basin, double glazed window to front, recess lighting.

### Kitchen/Diner

25' 8" x 13' 3" max ( 7.82m x 4.04m max )

Spacious open plan lovely fitted kitchen/diner comprising 1 1/2 bowl sink unit with mixer taps and work surface surrounds, built in oven and hob with extractor over, generous range of base and wall units, integrated fridge/freezer, dishwasher, and microwave. wine fridge, part tiled walls, double glazed windows to front and side, double glazed french doors to rear garden terrace, recess lighting, sliding doors to lounge.

### Lounge

21' 4" x 15' 9" ( 6.50m x 4.80m )

Large lounge with a feature fireplace with woodburning stove, integrated storage, sliding double glazed door to rear garden terrace, double glazed window to rear, recess lighting.

## **Utlity Room**

12' 7" x 9' 1" ( 3.84m x 2.77m )

Comprising 1 1/2 bowl stainless steel sink unit with mixer taps and work surface surrounds, space and plumbing for automatic washing machine and tumbledryer, range of base and wall units, double glazed windows to front and side, door to side, recess lighting.

## **First Floor Landing**

Skylight windows. Built in cupboard. Recess lighting.

## **Bedroom One**

13' 5" x 13' 1" ( 4.09m x 3.99m )

Spacious master bedroom with double glazed windows to front and side, radiator, door to en-suite.

#### **En-Suite**

Suite comprising concealed cistern WC, wash hand basin, shower cubicle, part tiled walls, double glazed window to side. recess lighting.

#### **Bedroom Two**

14'  $\times$  10' 4" (  $4.27m \times 3.15m$  ) Built in wardrobes to one wall. Radiator. Double glazed window to rear.

#### **Bedroom Three**

12' x 10' 11" ( 3.66m x 3.33m ) Radiator. Double glazed window to side.

#### **Bedroom Four**

12' 6" x 7' 3" ( 3.81m x 2.21m )

Built in cupboards and drawers to one wall. Radiator. Double glazed windows to front. Hatch to loft.

#### Bathroom

Suite comprising bath with shower attachment over, concealed cistern WC, wash hand basin, heated towel rail, integrated storage, part tiled walls, Skylight window.

### Outside Rear Garden

To the rear there is a large garden that wraps around all sides of the home with large paved patio area with undercover pergola providing a spacious entertaining area, 2 artificial lawn areas with flower beds and borders with mature trees and shrubs throughout. The garden is fully enclosed by fencing, has a gate for side access, and enjoys views over open fields.

## **Garage And Parking**

19' 11" x 19' 8" ( 6.07m x 5.99m )

To the front of the property there is a large detached garage with storage over. The property is accessed by a gated driveway providing generous off-road parking for multiple vehicles.





## welcome to

# Bogs Gap Lane, Steeple Morden, Royston

- Immaculately presented detached family home situated in this highly sought-after South Cambridgeshire village.
- 4 double bedrooms with en-suite to master.
- Spacious lounge.
- Lovely open plan fitted kitchen/diner and separate utility.
- Landscaped gardens extending to 3 sides of the property with superb views over open countryside.

Tenure: Freehold EPC Rating: B

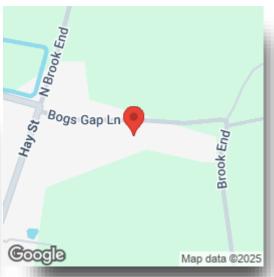
Council Tax Band: F

£875,000









Please note the marker reflects the postcode not the actual property

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Property Ref: RYN110280 - 0004 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.





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