



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 wood-burning stove, integrated storage, sliding double glazed door to rear garden terrace, double glazed window to rear, recess lighting.

Utliy 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 tumble dryer, 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' x 10' 4" (4.27m x 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.



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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

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