



Pigeons Close, Thriplow Royston

**£485,000** **Freehold**

**Sharman  
Quinney**

# Key Features



- Extended open plan living area with bifold doors
- Beautiful field views to the rear
- Contemporary kitchen
- Converted garage with utility area and ground floor WC
- Three spacious bedrooms
- Off road parking plus garage storage
- Quiet village location

The property welcomes you with a bright entrance hall leading into a modern, well-equipped kitchen. The true highlight of the home is the stunning extended open-plan living area, designed to maximise natural light and space, featuring bifold doors that open onto the garden and offer delightful views across open fields.

To the front of the property, the former garage has been thoughtfully converted to provide a practical ground floor WC and utility area, while still retaining partial storage space.

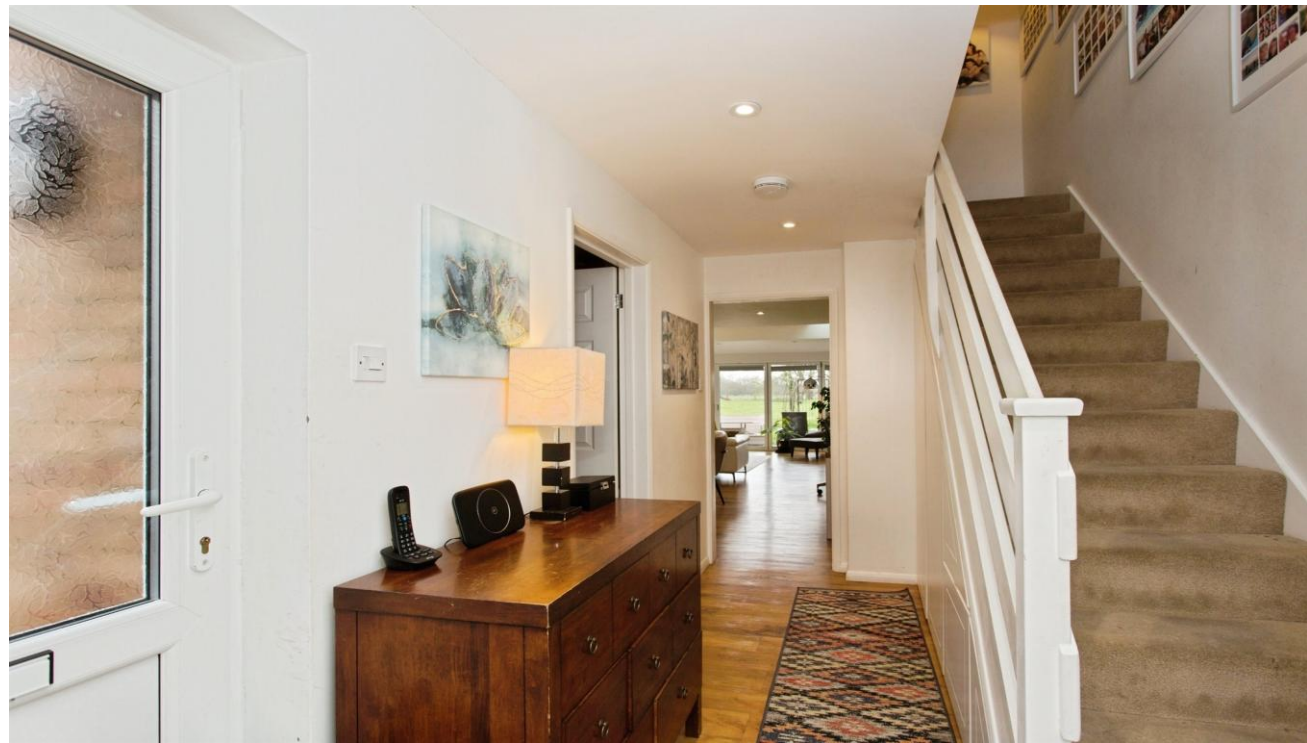


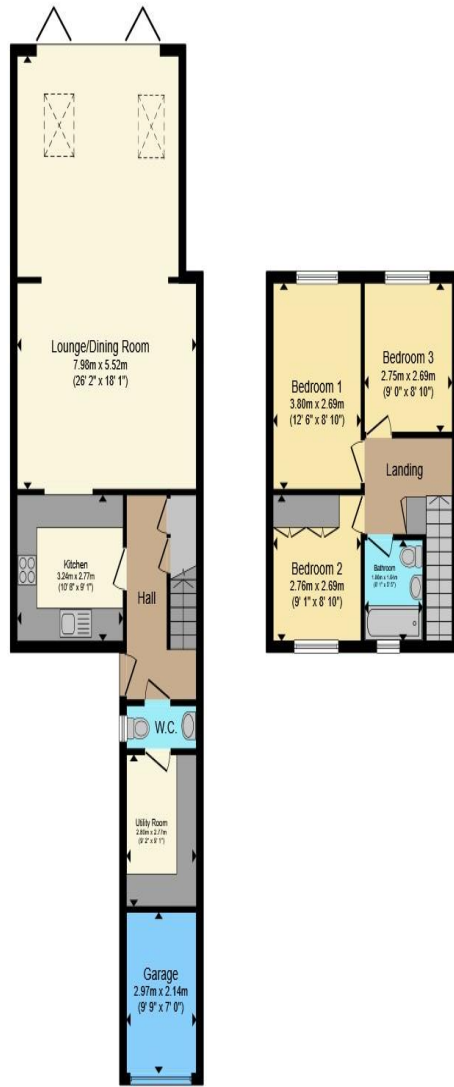
Upstairs, the property offers three generous double bedrooms along with a contemporary, fully tiled family bathroom.

Externally, the rear garden is mainly laid to lawn and complemented by a spacious patio area, perfect for outdoor dining and entertaining while enjoying uninterrupted views over the surrounding fields.

To the front, there is off-road parking along with additional storage within the remaining section of the garage.

Thriplow is an attractive and highly sought-after South Cambridgeshire village, well known for its strong community spirit and charming rural setting. The village offers excellent everyday amenities including a local shop, a highly regarded primary school, a children's playground, a welcoming public house, and a selection of beautiful countryside walks right on the doorstep. Thriplow is also ideally positioned for commuters, with Cambridge and the nearby village of Foxton both offering mainline railway stations providing fast and regular services to London.





**Ground Floor    First Floor**

- Entrance hall
- Open plan living area - 7.98m x 5.52m (26'2 x 18'1)
- Kitchen - 3.24m x 2.77m (10'8 x 9'1)
- WC
- Utility room - 2.80m x 2.77m (9'2 x 9'1)
- First floor landing
- Bedroom one - 3.80m x 2.69m (12'6 x 8'10)
- Bedroom two - 2.75m x 2.69m (9' x 8'10)
- Bedroom three - 2.76m x 2.69m (9'1 x 8'10)
- Bathroom
- Garage - 2.97m x 2.14m (9'9 x 7'0)

Total floor area 110.0 m<sup>2</sup> (1,184 sq.ft.) approx

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