



**North End, Bassingbourn, SG8**

£400,000

# Property Description

## **NOT FAMILIAR WITH BASSINGBOURN? WATCH OUR SHORT VIDEO!**

Are you from out of area? Want to learn a little more about Bassingbourn? On a phone or tablet you will find our 'Welcome To Bassingbourn Video' in the 'Video Tours' tab, on a desktop you will find the video within the photos. Prefer to read? See our Bassingbourn location description below.

## **Property Insight**

Ensum Brown are delighted to offer for sale this spacious semi-detached home in the highly popular village of Bassingbourn. This property benefits from no upward chain, 4 well-proportioned double bedrooms, a generous garden with a beautiful outlook over fields, a generous driveway, and the potential to add value, extend and convert the integral garage, subject to planning.

On approach, this spacious property enjoys a pleasant frontage with access to an integral single garage with the potential to convert (stp), and a large herringbone brick driveway with off-road parking for a couple of vehicles.

Once inside, the entrance hallway is bright and welcoming with wood flooring, pendant lighting, stairs to the first floor, integrated storage, and doors through to the downstairs living space.

The kitchen/breakfast room is a very good size, with a large window to a front aspect, a range of modern base and wall units, black worktops, an inset sink and drainer, tiled floors and splashbacks, an integrated oven, hob, extractor fan and dishwasher, and space for a fridge/freezer, washing machine, and breakfast table. There is also lots of integrated shelving space, and access through to a cloakroom with WC and sink.



The lounge/dining room is an excellently-sized space, with wood flooring, a window and double French doors to the rear garden, pendant lighting, and ample space for a large variety of lounge, dining and storage furniture.

Upstairs to the first floor, this property continues to offer generous accommodation, with 4 well-proportioned double bedrooms, integrated storage and wardrobes, and a family bathroom comprising a P-shaped bath, WC, hand wash basin, vanity unit, and heated towel rail.

Outside, to the rear, the garden is a very generous size and is fully enclosed by fencing and shrubbery, with a glorious outlook onto fields and countryside. The garden is laid mainly to lawn, with borders on either side, full of plants, flowers and shrubs. There is ample space for garden furniture, as well as side access back through to the front of the property. There is also the potential to extend to the rear subject to the correct planning permissions.

Contact Ensum Brown today to arrange your private viewing appointment.

### **ONLINE VIEWING & 3D VIRTUAL REALITY 360° TOUR**

Explore this property in full 360° reality. On Rightmove, on a desktop click photos and you will find the 3D tour within the photos, on a tablet or phone click the virtual tour tab. 3D virtual reality marketing now comes as part of our standard marketing, don't hesitate to call us if we can help you.

### **LOCATION - BASSINGBOURN**

Bassingbourn is a pretty parish village, located in South Cambridgeshire, a couple of miles north of the town of Royston and just 14 miles from the city of Cambridge. The village is fortunate to have a network of 24 public rights of way extending over 13 miles, and another 1 mile of permissive paths, where landowners give permission for the public to walk. The network of paths gives ample opportunities for circular walks, and footpaths also link the parish with Whaddon, Melbourn, Litlington and Abington Pigotts.

The village has a number of facilities and shops, including a doctor's surgery,

a dental surgery, a garage, sub-Post Office, coffee shop, chemist, hairdressers and general grocers. It also has two remaining pubs: The Hoops, occupying a 17th-century building in the village, and The Belle (formerly the Pear Tree) at North End. On the edge of the village, you will find located Bassingbourn Village College, Bassingbourn Community Primary School and Bassingbourn Pre-school, providing a continuation of education from the age of 2 1/2 up to school leaving age.

The Church of St Peter and St Paul is a stunning building with a rich history - older than the Church of England itself - and is pleasantly situated near the centre of the village, in an excellent rural setting among trees and hedges. There is a busy service schedule and many activities for residents of all ages to attend.

The village's proximity to Royston means that residents have access to the town's many other amenities, such as the mainline train station offering regular fast services to both Cambridge and London Kings Cross. There is also a leisure centre, sports clubs, dentist's surgeries, and highly-regarded schools for all ages. Also, from Bassingbourn, you can pick up the train line from the neighbouring village of Meldreth. The A1M and M11 are within a 20-minute drive via the A10/A505, and London Stansted and Luton Airports are both 30-minutes away.

If you're on the lookout for a home in a beautiful, countryside location, we encourage you to visit Bassingbourn. It's not one you want to miss!

EPC Rating: D

# Key Features

- ✓ Spacious Semi Detached Home
- ✓ Generous Garden With Field Views
- ✓ Sold With The Advantage Of No Upward Chain
- ✓ Potential To Extend (stp)
- ✓ Open Plan lounge/Dining Room
- ✓ Kitchen & Adjoining Cloakroom
- ✓ 4 Well Proportioned Double Bedrooms
- ✓ Family Bathroom
- ✓ Integral Garage With Conversion Potential
- ✓ Generous Driveway Frontage







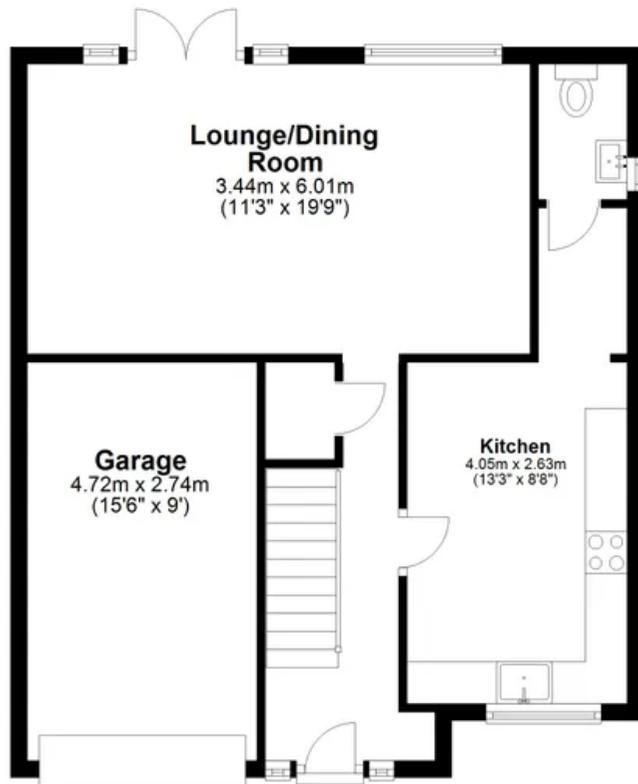




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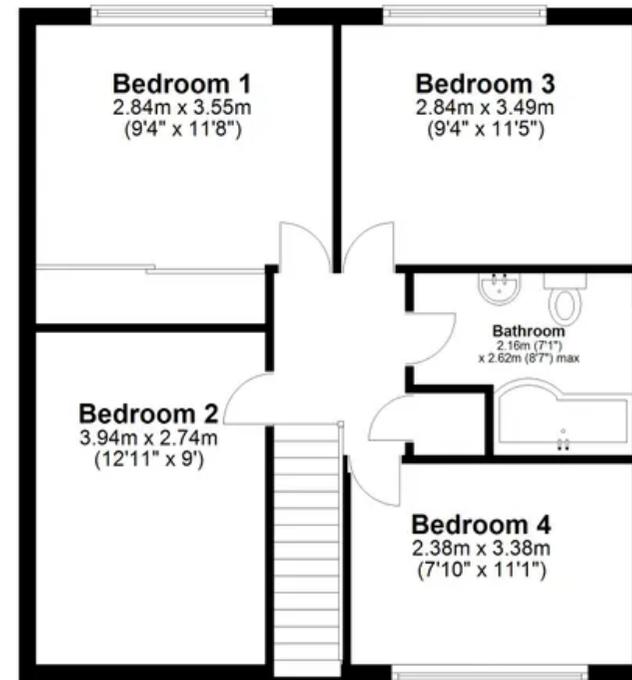
## Ground Floor

Approx. 57.6 sq. metres (620.4 sq. feet)



## First Floor

Approx. 54.1 sq. metres (582.6 sq. feet)



Total area: approx. 111.8 sq. metres (1203.1 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

**Ensum Brown**

01763 750000

royston@ensumbrown.com

