



37 Elbourn Way, Bassingbourn
Royston

Guide Price **£725,000**





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Bassingbourn, Royston

Ensum Brown offer for sale this beautiful detached home in a cul-de-sac in Bassingbourn, with 3 reception rooms, a study, a kitchen/breakfast room, a utility, 4 well-proportioned bedrooms, 2 bathrooms, a double garage, an enclosed private garden, and driveway parking for multiple vehicles.

- Four Bedroom Detached Family Home
- En-Suite To Bedroom One
- Study
- Large Living Room
- Conservatory
- Double Garage & Driveway Parking
- Cul-De-Sac Location
- Generous Enclosed Garden
- Planning Permission Granted for Extension

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Tenure: Freehold

NOT FAMILIAR WITH BASSINGBOURN? WATCH OUR SHORT VIDEO!

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PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this beautiful detached home in a cul-de-sac in the popular village of Bassingbourn. This property enjoys 4 reception rooms, a study, a beautiful kitchen/breakfast room, a utility room, a cloakroom WC, 4 well-proportioned bedrooms, a family bathroom and an en-suite to the master, a double garage, an enclosed private garden, and driveway parking for multiple vehicles.

This stunning detached property enjoys excellent kerb appeal, with an attractive frontage, borders of plants and shrubs, and plenty of space for parking. Upon stepping inside, the entrance hallway is bright and welcoming, with space for furniture, laminate flooring, storage for coats and shoes, pendant lighting, stairs to the first floor, and doors through to the downstairs living space, including a study and cloakroom WC.

The kitchen/breakfast room is a very good size, enjoying windows to a dual aspect, a range of modern base and wall units, laminate worktops, inset and under-cabinet lighting, spotlights, a kitchen island/breakfast bar, laminate flooring, an integrated hob with extractor, oven, microwave and dishwasher, and space for an American fridge/freezer, dining setting and storage furniture. The utility room provides further storage, access to the rear, and space for laundry appliances.

The lounge is bright, airy and excellently sized, enjoying windows to a dual



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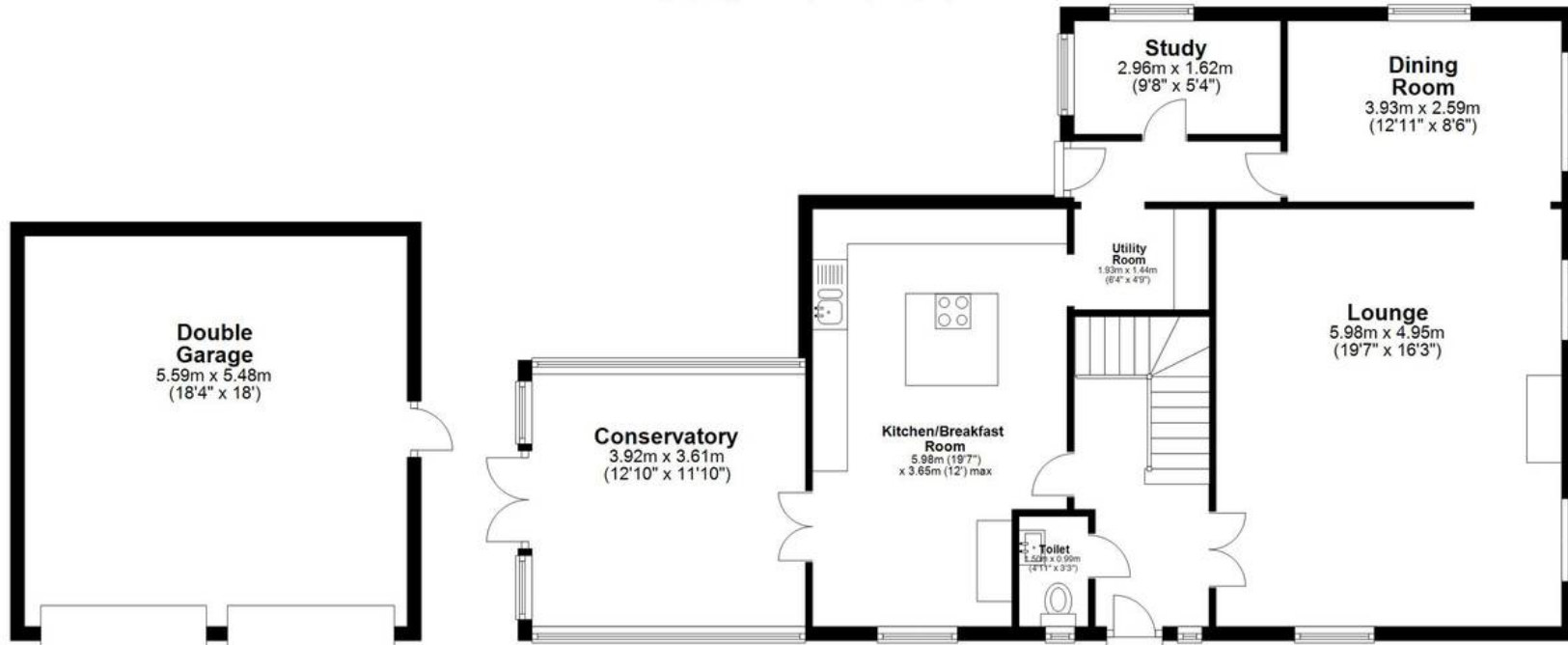
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Ground Floor

Main area: approx. 97.5 sq. metres (1049.5 sq. feet)
Plus garages, approx. 30.7 sq. metres (330.1 sq. feet)



First Floor

Approx. 56.6 sq. metres (608.9 sq. feet)



Main area: Approx. 154.1 sq. metres (1658.3 sq. feet)
Plus garages, approx. 30.7 sq. metres (330.1 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.



Ensum Brown

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