



48a Station Road, Steeple Morden
Royston

Guide Price **£1,100,000**





48a Station Road

Steeple Morden, Royston

Ensum Brown are delighted to offer for sale this stunning family home in Steeple Morden. This beautiful property was constructed in 2016 & enjoys 4 double bedrooms, 5 bathrooms, 3 reception rooms including a magnificent open plan kitchen/dining/family room & a double garage/carport.

- Stunning Executive Detached Home
- Exclusive Gated Plot Of A Fifth Of An Acre
- Approx. 2500 sq ft Of High Specification Accommodation
- 3 Reception Rooms
- Open Plan Kitchen, Dining & Family Room
- 4 Double Bedrooms, Plus Option Of 5th Ground Floor Bedroom
- 4 En-Suites & Ground Floor Shower Room
- Landscaped Rear Garden With Excellent Privacy
- Garage & Adjoining Gym
- Internal Inspection Essential For Full Appreciation

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Council Tax band: G

Tenure: Freehold

Property Insight

Ensum Brown are delighted to offer for sale this stunning detached family home in the sought after village of Steeple Morden. This beautiful property was constructed in 2016 and enjoys a wealth of benefits including 4 double bedrooms, each with en-suites as well as a ground floor bathroom, three reception rooms, a high specification throughout, especially within the kitchen, underfloor heating on the ground floor, an air source heat pump system, air conditioning throughout, potential to convert the family room into a 5th bedroom if required, and an excellent frontage with lots of parking, as well as a garage with adjoining gym or room of versatile use.

On approach, this beautiful home enjoys excellent kerb appeal, with striking frontage, set well back from the road behind electric double gates within a well-maintained and landscaped front garden, full of plants, trees and shrubs. There is a wide gravel driveway with ample parking space for a variety of vehicles, and leading to the garage and outbuilding.

Once inside, the high quality of the fixtures and fittings seen throughout is immediately evident. The entrance hallway is wide and beautifully decorated, with gleaming Porcelain tiles, a modern glass and Oak staircase to the first floor, under stairs storage, double doors through to the ground floor reception rooms, and access to a family bathroom, comprising a corner shower, hand wash basin, WC, vanity unit and heated towel rail.

The kitchen/dining/family room is a stunning open plan space, beautifully designed and decorated with a whole wall of floor to ceiling, bifold doors and 3 further windows to a dual aspect. The kitchen area boasts a wide range of base and wall units, a large kitchen island with Quartz working surfaces, inset





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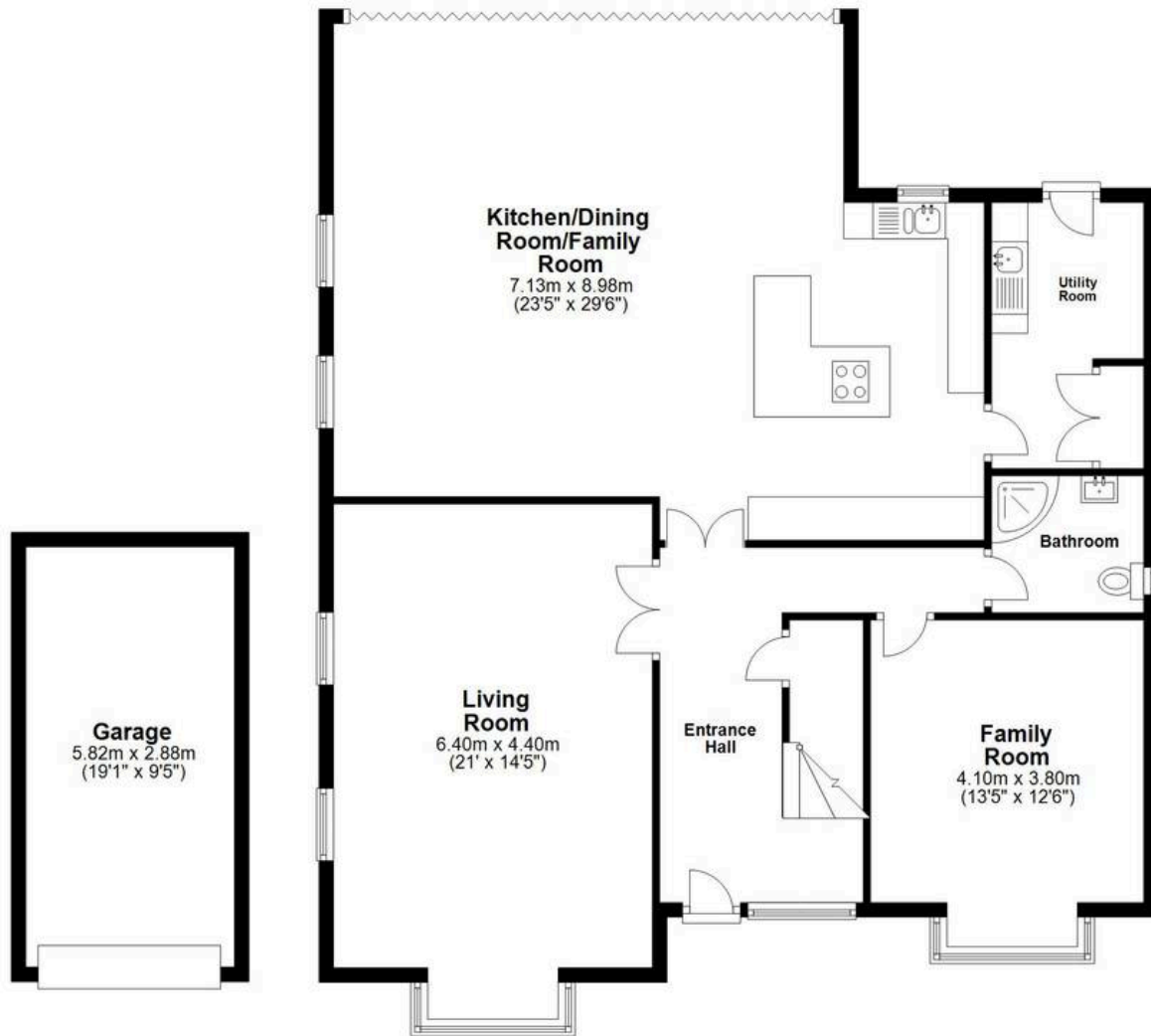
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Ground Floor

Approx. 130.7 sq. metres (1407.0 sq. feet)



First Floor

Approx. 101.3 sq. metres (1090.6 sq. feet)



Total area: approx. 232.0 sq. metres (2497.6 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.



Ensum Brown

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