



Yeats Close, Royston, SG8

£325,000 Guide Price

Property Description

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Are you from out of town? Want to learn a little more about Royston. On a phone or tablet you will find our 'Royston Promotional Video' in the 'Video Tours' tab, on a desktop you will find the video within the photos. Prefer to read? Our Royston location description's below.

Property Insight

Ensum Brown are delighted to offer for sale this staggered end-of-terrace home in the highly sought-after market town of Royston. This property enjoys a corner plot with fantastic potential to add value and own stamp, 3 well-proportioned bedrooms, a driveway to front and rear, a garage, and it has previously been granted planning for a 2-storey extension which has now expired.

On approach, this family property enjoys a pleasant and tidy frontage, set inside a generous plot, with a driveway to the front and rear, and access to a single detached garage. There is a fantastic opportunity for new owners to add their own stamp and value, and the property has previously been granted planning permission for a 2-storey extension which has now expired.

Once inside, the entrance hallway is bright and welcoming, enjoying laminate flooring, stairs to the first floor and a door through to the lounge/dining room. The lounge/diner is great space, with a large bay window and sliding double doors to a dual aspect, laminate flooring, pendant lighting, integrated storage cupboards, and ample space for lounge, dining and storage furniture.

The kitchen is equally a bright, well-presented room, with a range of white base and wall units, laminate worktops, spotlights, laminate flooring, tiled splashbacks, and space for an oven, washing machine and other small



appliances. Through a door to the conservatory/utility, there is further space for large kitchen appliances and access to the rear garden.

Upstairs to the first floor, this end-of-terrace home continues to offer well-proportioned accommodation with 3 bedrooms, integrated storage cupboards, and a family bathroom comprising a bath with an overhead shower, a WC and hand wash basin.

Outside, to the rear, the corner plot garden is a large and lovely space, fully enclosed by fencing and packed full of plants, flowers and shrubs. It is laid mainly to lawn with a paved patio area, offering the perfect spot to place garden furniture and cook meals al fresco. There is rear access to the second driveway and single garage.

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 - Royston

Royston is a traditional English town, located within Hertfordshire and on the border of Cambridgeshire, just 14 miles from the city of Cambridge. Royston has a wealth of rich heritage, grown from the crossing of two ancient thoroughfares—Roman and prehistoric—and has attracted many great names, including many Royal family members.

The town enjoys numerous green open spaces, including the renowned Therfield Heath nature reserve, and lies on the northern slopes of the Hertfordshire Chalk Downs. Royston even has its own cave, revealed back in the 18th Century, carved out of chalk and located under the crossroads in the centre of town.

On the outskirts of the town, there is a larger group of supermarkets, and within the town centre, there is a wide variety of cafes, restaurants, bars and public houses, offering a diverse mix of food and drink, as well as a market and a high street full of bustling shops, including post offices, convenience stores, hairdressers, and clothing boutiques. Residents have access to a range of doctor's surgeries, dentists, schools, and a leisure centre, providing a fully stocked gym and fitness classes. Whether you are young or old, single, a couple or a family, Royston has all the facilities you may need, and there are even lots of clubs and activities to join, such as tennis, rugby, hockey and golf.

As well as people moving up and down the property ladder locally, Royston is a very affluent area and is becoming more and more popular with the commuter market. There is great security in that house prices have held well through turbulent markets and thrived above the national average in more settled general economic and market conditions.

Royston boasts excellent transport links for residents, visitors and businesses. The town is located on the A10, with the A1M and M11 each within a 15-minute drive. There is a mainline train station with a regular service direct to London Kings Cross as quick as 38 minutes. If you want to travel internationally, London Stansted airport and London Luton Airport are both just half an hour's drive away.

If you aren't familiar with Royston and its beautiful surrounding countryside, we recommend paying it a visit today!

Key Features

- ✓ Staggered End Of Terrace Home
- ✓ Generous Corner Plot
- ✓ Potential To Extend (Historically Granted)
- ✓ Potential To Update & Add Own Stamp
- ✓ Driveway To Front & Driveway & Garage To Rear
- ✓ Open Plan Lounge/Dining Room
- ✓ Kitchen & Utility
- ✓ 3 Bedrooms
- ✓ Bathroom
- ✓ Enclosed Garden To Rear & Side Aspect





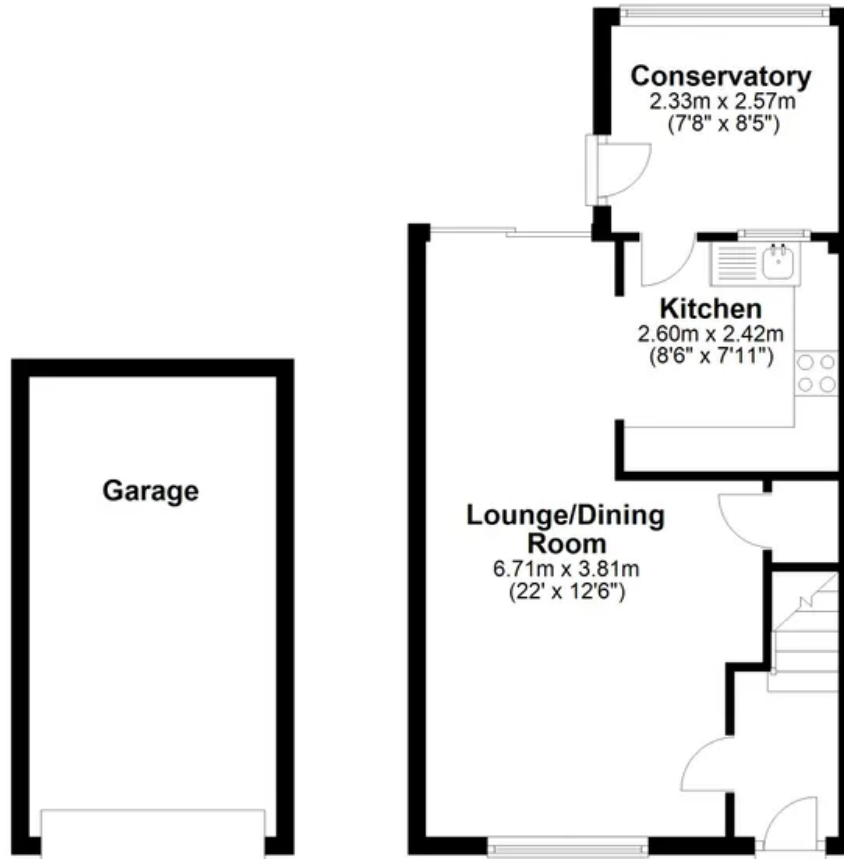




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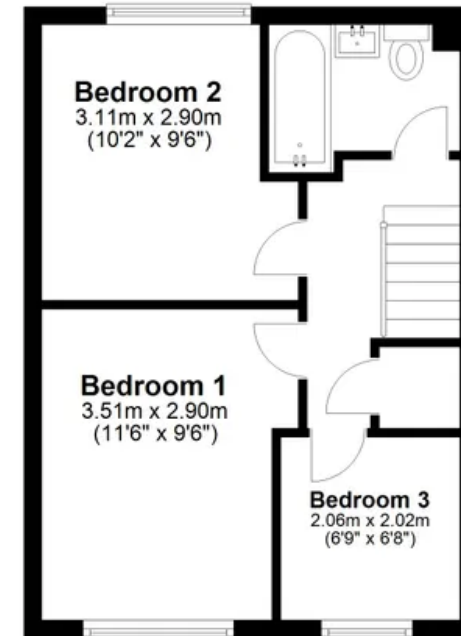
Ground Floor

Approx. 37.8 sq. metres (406.7 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.0 sq. feet)



Total area: approx. 69.5 sq. metres (747.7 sq. feet)

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

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