



Pipit Close, Royston, SG8

£327,500 Guide Price

Property Description

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Property Insight

Ensum Brown are delighted to offer for sale this recently updated modern terrace home in the highly popular market town of Royston. This stunning property belongs to the sought-after Twigden development, enjoying show home condition, a refitted kitchen, cloakroom, bathroom and en-suite, 2 bedrooms, a landscaped enclosed garden, and 2 parking spaces to the front.

On approach, this stunning terraced property enjoys a modern frontage, situated on the sought-after Twigden development, with a tidy front garden, hedgerows, a well-maintained lawn, and 2 parking spaces to the front.

Upon stepping inside, the high standard and quality of the decor, fixtures and fittings are immediately evident, with all the renovation work being completed in the past 12 months. The entrance hallway is beautifully decorated with light wood flooring, attractive panelling, pendant lighting, stairs to the first floor, and doors through to the downstairs living space, including a refitted cloakroom with WC and hand wash basin.

The lounge is a bright and comfortable room, with a window to a front aspect, allowing in lots of light. There are pretty feature walls, beautiful wood flooring, pendant lighting, integrated storage cupboards, and ample space for lounge and storage furniture. Through double doors into the open-plan kitchen/dining room, this is equally a very bright and beautifully designed



space with a window and double French doors to the rear garden. There is a range of white gloss base and wall units, wood worktops, spotlights, under counter lighting, tiled flooring and splashbacks, an integrated oven, gas hob and extractor hood, and space for a washing machine, fridge/freezer, and a dining setting.

Upstairs to the first floor, this beautifully presented property continues to impress, with the landing leading to 2 stunning bedrooms, each neutrally decorated with plush carpets and pendant lighting, and a refitted family bathroom comprising a bath with an overhead shower, hand wash basin, WC, storage, heated towel rail and tiled walls. The master bedroom is particularly attractive with 2 windows to a front aspect, integrated wardrobes, and its own refitted ensuite with a shower and sink.

Outside, to the rear, the garden is a very good size and has been beautifully landscaped. It is fully enclosed by fencing, offering a wonderful spot to sit and enjoy the sun. The garden is laid mainly to lawn with a paved patio area just beyond the kitchen/diner, and provides ample space for garden furniture. A path leads to the very rear of the garden, with pretty flower borders to the side, full of plants and shrubs. There is also access to a large shed.

Contact Ensum Brown today to arrange a 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!

EPC Rating: C

Key Features

- ✓ Stunning Modern Terraced Home
- ✓ Recently Updated To Show Home Condition
- ✓ Popular Twigden Development
- ✓ Lounge & Re-Fitted Kitchen/Dining Room
- ✓ Re-Fitted Ground Floor Cloakroom
- ✓ 2 Bedrooms
- ✓ Master With Re-Fitted En-Suite
- ✓ Re-Fitted Family Bathroom
- ✓ Enclosed Landscaped Garden
- ✓ 2 Parking Spaces To Front









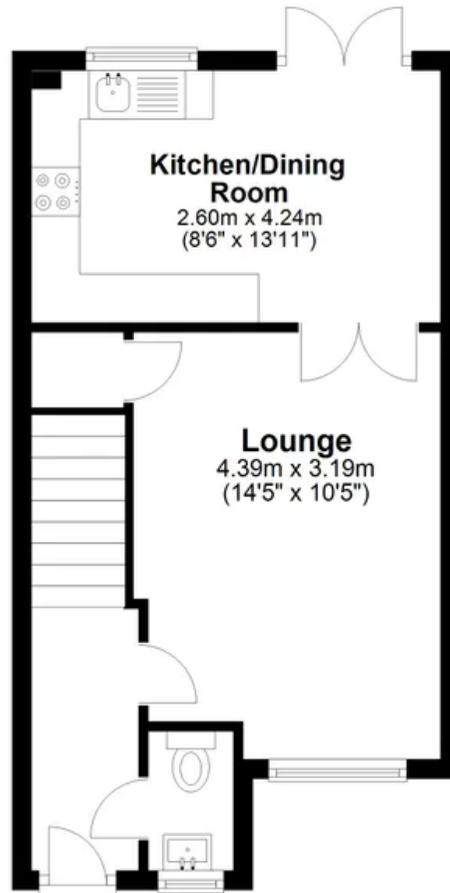




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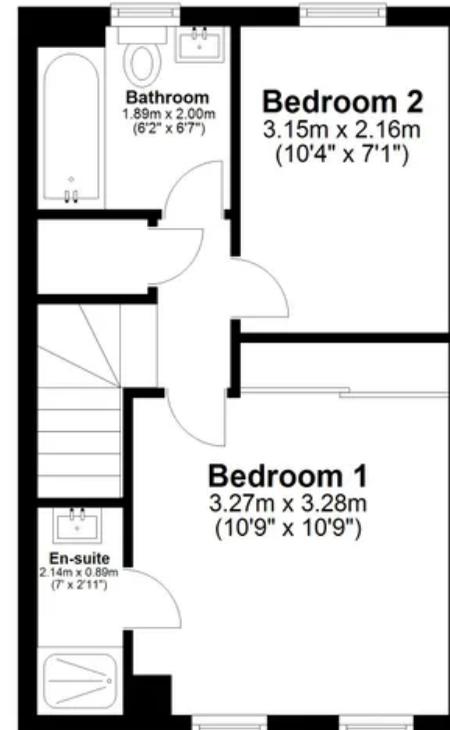
Ground Floor

Approx. 32.4 sq. metres (349.3 sq. feet)



First Floor

Approx. 30.2 sq. metres (325.3 sq. feet)



Total area: approx. 62.7 sq. metres (674.6 sq. feet)

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

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