



Limekiln Close, Royston, SG8

£900,000 In Excess of

Property Description

Video Presentation

For a true first look at this home please do check out our 'Video Presentation'. On Rightmove, on a mobile or tablet you will find this in the 'Video' tab, on a desktop within the property pictures.

NOT FAMILIAR WITH ROYSTON? WATCH OUR SHORT VIDEO!

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 exceptionally presented detached family home in the sought after market town of Royston. This stunning property enjoys over 2000sq ft of show home standard accommodation, a plot of a fifth of an acre, 5 bedrooms, 3 reception rooms, 3 bathrooms, beautiful gardens, a double garage, driveway, and the potential to extend further subject to the correct planning permissions.

On approach, this gorgeous property enjoys a delightful frontage, offering tremendous kerb appeal, with beautiful two-tone brick detailing and a well maintained front garden, including hedgerows and lawn. To the side, there is also a detached double garage and a wide driveway with parking for several vehicles.

Upon stepping inside, you're immediately wowed by the standard of fixtures, fittings and decor seen throughout. The entrance hallway is wide and stylish, boasting beautiful wood flooring, pendant lighting, stairs to the first floor, and access through to the ground floor, including a cloakroom with WC and hand



wash basin.

The kitchen/breakfast room is a wonderfully bright and stylish space, with a window to a rear aspect, French doors opening to the rear garden, a large range of base and wall farmhouse-style units including a long wall to wall range of full height larder style cupboards, solid wood worktops, wood flooring, an island with breakfast bar, inset spotlights, pendant lighting, an integrated dishwasher, ceramic sink, and space for a range cooker, and American-style fridge/freezer. The utility area provides further storage, space for a washing machine and tumble dryer, and access out to the side of the property.

The lounge is equally an incredibly stylish and attractive room with beautiful wood flooring, pendant lighting, windows and sliding doors into the rear garden, a feature open fireplace and ample room for a large selection of furniture. Through to the dining area, this room boasts two windows to a front aspect, attractive decor, pendant lighting, and more than enough room for a dining setting and storage furniture. Across the hallway, the snug is another comfortable, relaxing and versatile room, enjoying two windows to a front aspect, and ample space for furniture.

Upstairs to the first floor, visitors continue to be wowed by the stunning decor and well-thought-out design of this impeccable family home. The wide, beautifully designed galleried landing leads to an airing cupboard, a family bathroom, 4 double bedrooms and 1 single bedroom/study, depending on requirements. While bedrooms 3 and 4 each enjoy a wall of integrated wardrobes, the master suite and 2nd bedrooms each have a private en-suite bathroom, comprising showers, WCs and hand wash basins.

Outside, to the rear, the garden backs onto a local nature reserve and is a wonderfully designed and maintained space, laid mainly to lawn and patio, and full of plants, flowers, shrubs and hedgerows. Owners and visitors can benefit from this delightful oasis of colour and privacy all year round with the plot reaching a fifth of an acre and providing multiple areas of interest for

gardening and growing veggies. There is also access to 2 sheds and a delightful summerhouse, a rear access door to the double garage, front access gate and future owners have the added option of extending the property if they desire, subject to the correct planning permissions.

Contact Ensum Brown today for a private viewing appointment of this simply stunning home.

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

- ✓ Executive Detached Home
- ✓ Show Home Condition
- ✓ 1/5 Of An Acre Plot
- ✓ 3 Receptions Rooms
- ✓ Stunning Kitchen/Breakfast Room
- ✓ Cloakroom & Utility Room
- ✓ 5 Double Bedrooms
- ✓ Two En-Suites & Family Bathroom
- ✓ Detached Double Garage
- ✓ Backs On To A Nature Reserve











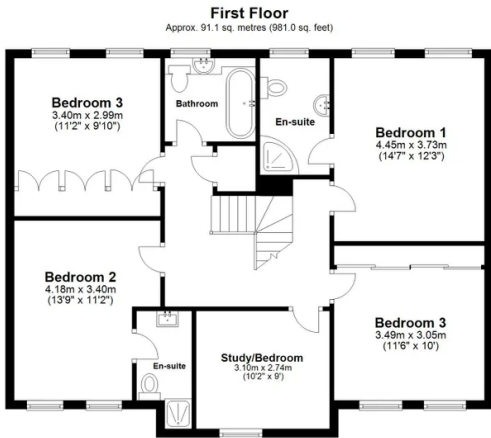












Total area: approx. 193.0 sq. metres (2077.1 sq. feet)
 Floor Plan measurements are approximate and are for illustrative purposes only.

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