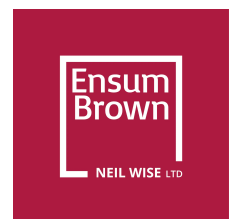




32 Elbourn Way, Bassingbourn

Royston

In Excess of £550,000





32 Elbourn Way

Bassingbourn, Royston

Ensum Brown are delighted to offer for sale this modern detached home in Bassingbourn. This recently renovated property enjoys 2 reception rooms, 4 bedrooms, 2 bathrooms, a garage with conversion potential, driveway parking, and a garden with a summerhouse, hot tub room and stunning field views.

- Modern Detached Home In Cul-De-Sac Location
- Stunning Countryside Views
- Recently Redecorated & in Excellent Order
- 2 Reception Rooms
- Kitchen/Breakfast Room
- 4 Double Bedrooms
- En-Suite, Family Bathroom & Ground Floor Cloakroom
- Enclosed Garden With Summer House & Hot Tub Room
- Integral Garage With Conversion Potential
- Driveway Parking

32 Elbourn Way

Bassingbourn, Royston

NOT FAMILIAR WITH BASSINGBOURN? WATCH OUR SHORT VIDEO!

Are you from out of area? Want to learn a little more about Bassingbourn? On a phone or tablet you will find our 'Welcome To Bassingbourn Video' in the 'Video Tours' tab, on a desktop you will find the video within the photos. Prefer to read? See our Bassingbourn location description below.

PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this modern detached home in the popular village of Bassingbourn. This excellently presented property has been recently redecorated throughout, enjoying 2 reception rooms, 4 well-proportioned bedrooms, 2 bathrooms, an integral garage with conversion potential, driveway parking, and an enclosed rear garden with a summerhouse, hot tub room and stunning field views.

This modern detached home enjoys excellent kerb appeal, with a generous and tidy frontage, a front gravel garden with trees and shrubs, driveway parking, and an integral garage with conversion potential, subject to the correct planning permissions. Upon stepping inside, the entrance hallway immediately eludes to the high standard and condition seen throughout. There are wood floors, pendant lighting, neutral decor, stairs to the first floor with a galleried landing, vaulted ceiling, and doors through to the downstairs living space, including an ideally located cloakroom WC.

The kitchen/breakfast room is a good size, with a window and door to the rear and side respectively, a range of modern white base and wall units, wood worktops and upstands, tiled flooring, inset spotlights, a breakfast bar, an integrated extractor hood, and space for an oven, fridge/freezer and other small kitchen appliances.





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Across the entrance hallway, the dining room is a bright and airy space, with double French doors to a garden aspect, wood flooring, pendant lighting, and space for a dining table and chairs. Via double internal doors, the lounge is equally a bright and comfortable room, enjoying a large bay window to a front aspect, beautiful wood flooring, pendant lighting, and ample space for a variety of lounge and storage furniture.

Upstairs to the first floor, the landing is open and beautiful, with doors leading to 4 well-proportioned bedrooms, integrated storage and wardrobes, and a family bathroom comprising a bath with an overhead shower, a WC and a hand wash basin. The master bedroom is a particularly good size, enjoying carpets, pendant lighting, integrated wardrobes, and an en-suite with a shower, WC, hand wash basin and heated towel rail.

Outside, to the rear, the garden is a great size, fully enclosed with fencing and enjoying stunning views overlooking fields and countryside. The garden is laid mainly to lawn with paved patio, and a large tiered decking area and pergola which provides fantastic amounts of space for garden furniture and entertaining guests. There is access to a large summerhouse, with a wall of windows and doors, and a beautiful hot tub toom with windows and doors overlooking the fields. To the side of the summerhouse is a BBQ storage shed, and there is also access to another storage shed to the side of the property.

Contact Ensum Brown today to arrange your private viewing appointment.



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LOCATION - BASSINGBOURN

Bassingbourn is a pretty parish village, located in South Cambridgeshire, a couple of miles north of the town of Royston and just 14 miles from the city of Cambridge. The village is fortunate to have a network of 24 public rights of way extending over 13 miles, and another 1 mile of permissive paths, where landowners give permission for the public to walk. The network of paths gives ample opportunities for circular walks, and footpaths also link the parish with Whaddon, Melbourn, Litlington and Abington Pigotts.

The village has a number of facilities and shops, including a doctor's surgery, a dental surgery, a garage, sub-Post Office, coffee shop, chemist, hairdressers and general grocers. It also has two remaining pubs: The Hoops, occupying a 17th-century building in the village, and The Belle (formerly the Pear Tree) at North End. On the edge of the village, you will find located Bassingbourn Village College, Bassingbourn Community Primary School and Bassingbourn Pre-school, providing a continuation of education from the age of 2 1/2 up to school leaving age.

The Church of St Peter and St Paul is a stunning building with a rich history - older than the Church of England itself - and is pleasantly situated near the centre of the village, in an excellent rural setting among trees and hedges. There is a busy service schedule and many activities for residents of all ages to attend.



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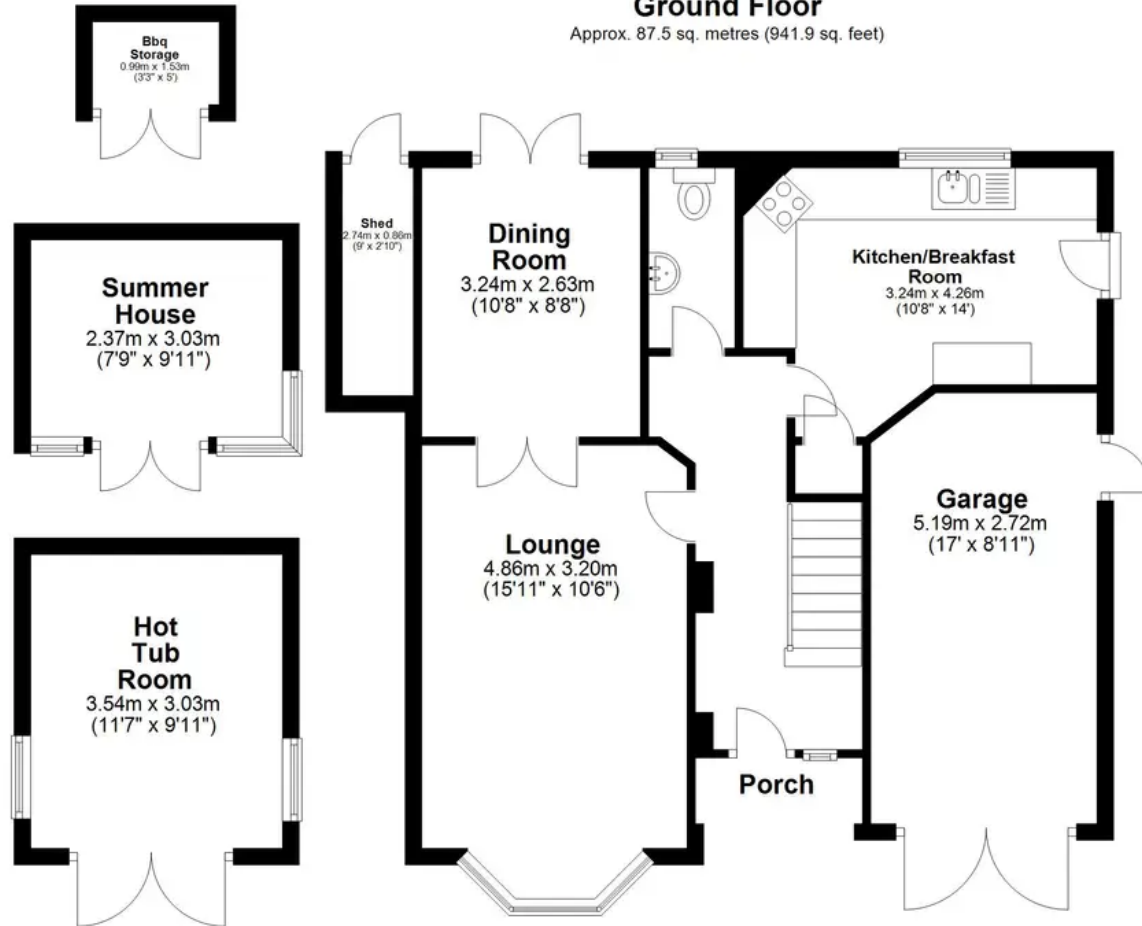
The village's proximity to Royston means that residents have access to the town's many other amenities, such as the mainline train station offering regular fast services to both Cambridge and London Kings Cross. There is also a leisure centre, sports clubs, dentist's surgeries, and highly-regarded schools for all ages. Also, from Bassingbourn, you can pick up the train line from the neighbouring village of Meldreth. The AIM and M11 are within a 20-minute drive via the A10/A505, and London Stansted and Luton Airports are both 30-minutes away.

If you're on the lookout for a home in a beautiful, countryside location, we encourage you to visit Bassingbourn. It's not one you want to miss!



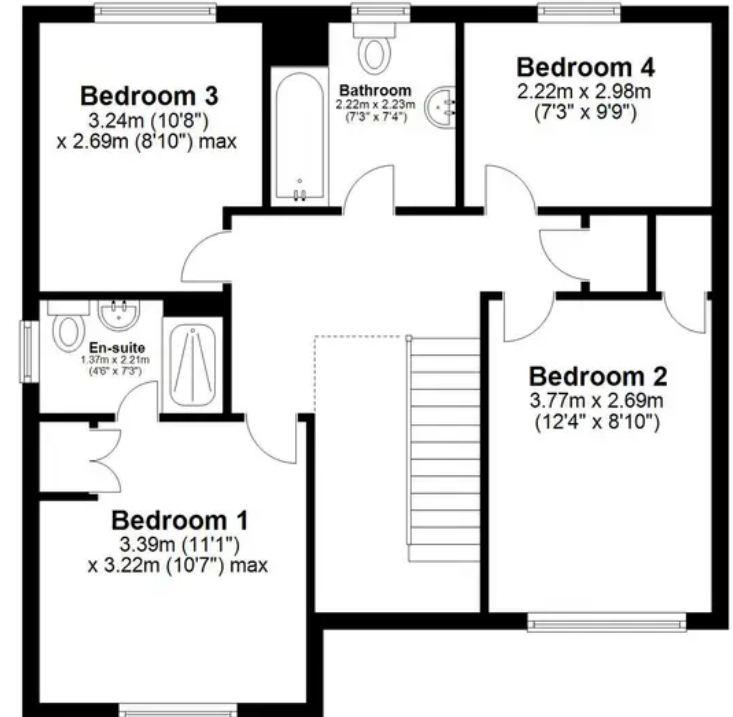
Ground Floor

Approx. 87.5 sq. metres (941.9 sq. feet)



First Floor

Approx. 60.9 sq. metres (655.3 sq. feet)



Total area: approx. 148.4 sq. metres (1597.2 sq. feet)

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



Ensum Brown

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