



9 Draytons Close, Barley

Royston

Guide Price **£435,000**





9 Draytons Close

Barley, Royston

A development of 10 BRAND NEW homes set within the heart of the desired village of Barley. Plot 9, a semi detached home comprising of an open plan living room, dining room and kitchen, cloakroom, 3 bedrooms and family bathroom. Also benefiting from an enclosed garden, car port and parking.

- BRAND NEW Semi Detached Home
- Development Of 10 High Specification Homes
- Reserve Now For Summer/Autumn 2023 Completion
- Plot 9 - Semi Detached Home
- Open Plan Living Room, Dining Room & Kitchen
- Cloakroom
- 3 Bedrooms & Family Bathroom
- Enclosed Garden
- Car Port & Parking
- Highly Sought After Village Of Barley

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The Developer

NFC Homes is a residential and commercial property development, housebuilding and construction group based in London and working nationwide. Over the past 15 years they have successfully delivered more than 1,500 new homes and commercial developments.

House Specification...

Kitchens

- * Matching designer wall and base units with soft closing doors
- * Contemporary ball and cup handles Integrated fridge freezer and dishwasher Built in oven, hob and extractor hood Glass splash-back.

Bathrooms, En-Suites and Cloakrooms

- * Ideal Standard sanitary ware Ideal Standard mixer taps
- * Thermostatic IdealRain square rain shower with additional handheld shower head
- * Heated chrome towel rail
- * Fully tiled walls around bath/shower (half tiled to remaining walls)
- * Fully tiled floors

Flooring

- * Hard flooring to kitchen and dining room (subject to plot layout), hallways and cloakrooms
- * Carpets to living room, stairs and bedrooms

Joinery and Decoration

White emulsion paint to all walls Traditional internal panelled doors Traditional skirting and architraves Wardrobe to bedroom 1.





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Power and Lighting

- * Down-lights to kitchen and bathrooms with pendants to all other rooms
- * Polished chrome switch plates in kitchen. Double sockets to include USB charging where applicable
- * Media hub to living room and bedroom 1 Television points where applicable

Building Warranty

10-year building warranty with BuildZone

**All products subject to change due to the availability or design amendments*

The Village Of Barley

If you don't know the village of Barley, then whilst you're viewing this stunning development, take a look around. It is one of Hertfordshire's finest villages, with plenty of amenities including a post office, well supported village hall, stunning church, riding school, village shop, primary school, recreation ground and two village pubs. Worth a special mention is the Fox & Hounds, a recently renovated pub and restaurant that people come from miles around to visit. It has already been nominated for a Michelin star and voted in the top 50 gastropubs in the country.

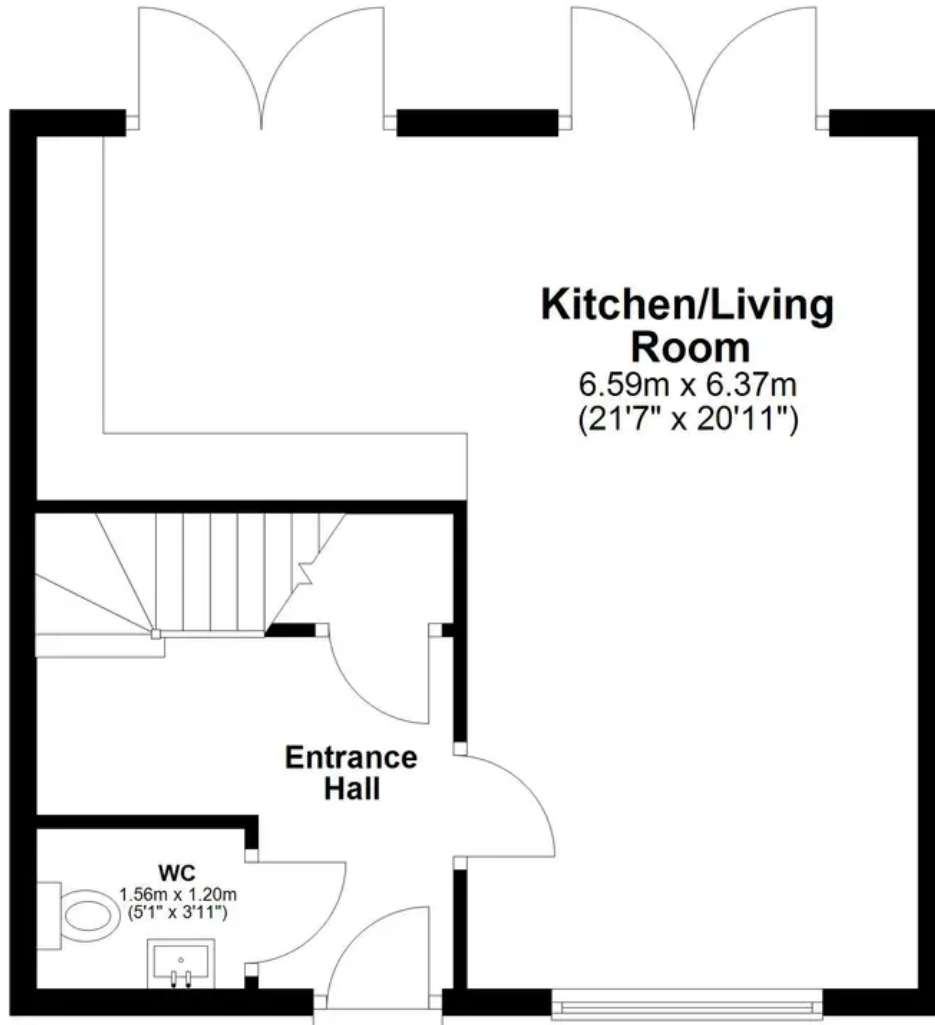
You are Surrounded by beautiful countryside and perfectly located for national road and rail networks, Barley is ideal if you are a commuter. Royston station is just a 10-15 minute drive away with a regular train service to London King's Cross. You are close to the M11, A14, A10 and A1 and a half an hour drive from Stansted airport. Barley is also within an easy drive of the towns of Royston, Saffron Walden or the university city of Cambridge.

For further information and to see details on all plots, please view our online development brochure. For further information and to discuss reservation please contact the office and speak to Matthew Ginn.



Ground Floor

Approx. 42.0 sq. metres (451.8 sq. feet)



First Floor

Approx. 42.0 sq. metres (451.8 sq. feet)



Total area: approx. 84.0 sq. metres (903.7 sq. feet)

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



Ensum Brown

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