

- Spacious detached family home
- Versatile accommodation
- Four good size bedrooms
- Three reception rooms
- Utility Room
- Downstairs WC
- Ensuite to master bedroom
- Double Garage
- Well presented throughout

## FORTUNE WAY, BASSINGBOURN

A versatile spacious modern detached home offering four generous bedrooms and three separate reception rooms. Very well presented throughout with over 1500 sq ft of floor area, utility room, downstairs WC. Set in a quiet non estate cul de sac location with the popular village of Bassingbourn.

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GUIDE PRICE

£650,000

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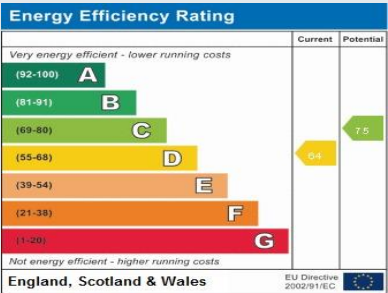
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Written quotations available on request. All loans secured on property. Life assurance is usually required.





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INTRODUCTION Wellington Wise are delighted to offer sale a great example of a modern detached family home. The property is set in a quiet cul de sac location within the popular village of Bassingbourn and is convenient for the local schools and many countryside walks. There are four bedrooms, a delightful galleried landing, ensuite to a master bedroom, utility room and a downstairs WC. A particular feature is the three separate reception rooms offering lots of working from home options.

STEP INSIDE

The front door opens to a generous and welcoming entrance hall which has the stairs to the first floor and a large walk in understairs cupboard. The primary reception room is a bright and airy living room with a double glazed window to front, two double glazed windows to side and a double glazed sliding patio doors opening to the rear garden. Feature fireplace with open hearth and surround. Door opening to the reception hall, double doors opening to the dining room with double glazed window to rear, and further door giving onward access to the kitchen. To the front of the house is a separate study/playroom which has a double glazed window to the front. The kitchen has a double glazed window overlooking the rear garden. Featuring a range of fitted wall and base units with contrasting work surfaces over. Inset 1 and 1/2 bowl drainer sink unit with mixer tap. Integrated dishwasher, double electric oven and hob with extractor hood over. Built in refrigerator with freezer box. Door opening to the utility room. Comprising wall and base units with a built in sink unit. Wall mounted oil boiler for the central heating system. Both rooms have complimentary tiled flooring and partly tiled walls. The ground floor is completed by a downstairs cloakroom. With a low level WC and pedestal wash hand basin.

To the first floor is a generous galleried landing with a double glazed window to front, airing cupboard housing a pressurised hot water tank and linen shelves, access to boarded loft space. The principal bedroom has a double glazed window to front and a range of fitted wardrobes. A door opens into the ensuite bathroom comprising a five piece suite of low level WC, twin washbasins inset into vanity unit, walk in shower cubicle and panel enclosed bath. Partly tiled walls and Karndean flooring. The second and third bedrooms are both good size double bedrooms and both with fitted double wardrobes. The fourth bedroom is currently in use as a home office but would easily make a generous size bedroom. The family bathroom has a double glazed window to rear with a three piece suite comprising of a panel enclosed bath with fully tiled surround, shower attachment and folding screen.

In all there is 1513 sq ft internal space.

STEP OUTSIDE

The property enjoys gardens to front and rear.

To the front is a lawned garden area with a path to the front door. To the side is a driveway providing off road parking for 3 to 4 vehicles. This leads to the double garage. The detached double garage has a twin roller shutter doors with power and light attached.

To the rear is a delightful enclosed rear garden that is mainly laid to lawn with a selection of flower and shrub borders and a paved patio area. All enclosed by panel fencing with a gated side access and personal door to the double garage. Outside tap and power point. Shed, screened oil tank, water butt and composter.

LOCATION

Fortune Way is on the outskirts of the village of Bassingbourn. The property is within walking distance of Bassingbourn primary school and Bassingbourn village college. The village offers a village store, bakers and hairdressers and a wide selection of countryside walks all on your door step.

The town centre of Royston offers banks, a library as well as a mixture of high street shops, on the outskirts of town is a large Tesco Superstore, an Aldi and M & S Food Hall.

There are good road connections with the A1/M at Baldock 9 Miles to the West and the M11 is 5 miles to the North East (approx). Luton and Stansted Airports are both within 40 minutes drive.

SELLERS INSIGHT

From our first moments in the house it was the reception hall that stood out compared to other properties. It is spacious enough to greet people and avoids 'chasing them out' when it comes to leaving. For us, our favourite room is the garden! We have seating areas that follow the sun around all day, plus there is a dappled shade from the tree. We will also miss our galleried landing which is always sunny at the heart of the home. We will be sad to leave, but we have a property to move into and therefore we have no chain.

