



- Detached Family Home
- Versatile extended home
- Four/Five Bedrooms
- Ground Floor fifth bedroom or study
- Utility Room
- Detached garage to side
- Downstairs Shower Room
- Two reception rooms
- Gas fired central heating

TOWER CLOSE, BASSINGBOURN

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A beautifully presented and extended detached family home set within the regarded village off Bassingbourn. The versatile accommodation has either a fifth bedroom, annexe potential or an ideal home office space. There is a utility room and ground floor shower room, two reception rooms, fab refitted kitchen and outside is a detached garage and off road parking for at least 2/3 vehicles.

GUIDE PRICE
£525,000

WellingtonWise Estate Agents Royston
01763 294448

11 Baldock Street, Royston, Hertfordshire, SG8 5AY

A leading independent property service provider with offices in **St Ives, Royston & Melbourn.**

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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 for this very well presented and extended detached family home. To the first floor are four bedrooms and the extension offers a ground floor bedroom 5 or study or coupled with the shower room and utility room a self contained annexe. Set within the regarded village location of Bassingbourn, we would recommend an early viewing appointment!

STEP INSIDE

The front door opens to a welcoming reception hall with double glazed window to front. Door opens to the lounge. A bright and airy reception room with double glazed window to front. Feature fireplace with inset wood burning stove. Door to the dining room which comprises a double glazed French door that opens to the rear garden. Stairs to the first floor and door to the kitchen. Refitted kitchen with a range of wall and base units with worksurfaces over and breakfast bar return. Large larder cupboard. Inset 1 and 1/2 bowl drainer sink unit. Integrated 4 ring induction hob with extractor hood over. Two Built in ovens and dishwasher. Door opens to the extension. The utility room is to the rear with double glazed window and door opening to the rear garden. Range of base units with work surfaces over. Integrated sink drainer unit. Plumbing for washing machine. Shower room has a double glazed window to side and comprises a three piece suite of a walk in shower cubicle, low level WC and Wash Basin. To the front is a study or fifth bedroom with double glazed window. The Extension offers an ideal opportunity for an annexe.

The first floor has a landing area with an airing cupboard. The master bedroom has a double glazed window to rear and features a fitted wardrobe. The second bedroom is to the front with a double glazed window and fitted wardrobe. The third bedroom has a double glazed window to the front and built in cupboard. The fourth bedroom is to the rear with a double glazed window. The family bathroom has a double glazed window to the side. Comprising a three piece suite of a corner bath with shower over, low level WC and wash basin.

In all there is 1231 SQ FT of space.

STEP OUTSIDE

The home enjoys front and rear gardens.

To the rear is a neatly tended established garden, mainly laid to lawn with a range of flower and shrub borders. Green house and vegetable planters. Outside tap.

To the front is a generous lawn area. Driveway for parking for 2/3 vehicles that lead to a gated access. The access is wide enough for a car and leads to the garage.

The garage is detached with twin door and light is attached. Window to side overlooking the garden.

LOCATION

Bassingbourn is a popular South Cambridgeshire village with good facilities, including doctor's surgery, pharmacy, Post Office, coffee shop, The Hoops public house and The Belle restaurant. In the village there is Bassingbourn village community Primary School and Bassingbourn Village College,

Mainline rail services from Royston station into Cambridge in 10 minutes, to London's Kings Cross in 38 minutes and to London Bridge in 65 minutes.

The university city of Cambridge is only 14 miles away, boasting excellent independent schools for all ages and great cultural and recreational facilities. Shopping in the nearby town of Royston includes a Tesco Superstore, M&S and Aldi. The university city of Cambridge is only 14 miles away, boasting excellent independent schools for all ages and great cultural and recreational facilities. There is also a busy High Street and a good selection of pubs and restaurants.

There are good road connections with the A1/M at Baldock 13 miles to the west and the M11 12 miles to the east (approx). Luton and Stansted Airports are both within 30 to 40 minutes drive.

