



32, The Tanyard

Bassingbourn, Royston,
Cambridgeshire, SG8 5NH
Freehold OIEO £425,000

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****CHAIN FREE**** This beautiful detached two fantastic size bedroom chalet bungalow was originally a three bedroom chalet which the current owner has converted into a modern style open plan kitchen/diner. The property is situated in the ever popular village of Bassingbourn and comprises; entrance hallway, 20ft kitchen/diner, 20ft living room, spacious conservatory and a downstairs family bathroom. To the first floor accommodation are two brilliantly sized double bedrooms and a shower room. Externally the property benefits from a shared drive, single garage and to the rear of the property a fully enclosed and level private rear garden. Viewing is highly recommended!

- Beautiful detached chalet bungalow
- Two large double bedrooms
- Shower room & downstairs bathroom
- 20ft Lounge and large conservatory
- Over 20ft modern kitchen/diner
- Shared driveway and garage
- Level private enclosed rear garden
- Council Tax Band D & EPC Rating E

Accommodation

Entrance Hallway

Composite obscure double glazed front door, stairs to the first floor, heating controls, radiator, smoke detector, double sockets, under stairs storage cupboard housing the consumer unit, doors to:

Kitchen/Diner

20' 1" x 13' 0" (6.12m x 3.96m)

Large radiator, TV point, double sockets, spotlights, uPVC double glazed window to the front aspect, matching wall and base units with a roll edge work top, space and plumbing for a washing machine, dishwasher and tumble dryer, space for two under counter fridge and freezer, space for an electric oven, boiler, stainless steel sink 11/2, dual aspect uPVC double glazed windows to the front and side aspect.

Lounge

20' 0" x 10' 11" (6.10m x 3.33m)

Two radiators, secondary glazed window to the rear aspect.

Bathroom

Bath with mixer taps and electric shower above, partially tiled, low level flush WC, wash hand basin with pedestal, radiator, extractor fan, obscure double glazed window to the rear aspect.



Conservatory

15' 0" x 6' 0" (4.57m x 1.83m)

uPVC double glazed windows to all sides, double glazed door onto the rear garden, power and lighting.

First Floor

Landing

Access to all first floor accommodation, loft hatch, smoke detector, airing cupboard with shelving and immersion heater.

Master Bedroom

16' 6" x 12' 0" (5.03m x 3.66m)

Dual aspect uPVC double glazed windows to the front and side aspect, large radiator, plenty of double sockets.

Bedroom Two

12' 11" x 11' 0" (3.94m x 3.35m)

uPVC double glazed window to the rear aspect, radiator, plenty of double sockets.

Shower Room

Wash hand basin, low level flush WC, storage into the eaves, heated towel rail, shower cubicle with electric shower, obscure uPVC double glazed window to the side aspect.

External

Front

The front garden is mainly laid to lawn with a shared driveway for 2 cars with access down the side of the property to the single garage and gated access to the rear.

Garden

The garden is mainly laid to lawn and is fully enclosed and private with gated access to the rear and side, access to the driveway and garage, decked area to the rear ideal for entertaining and oil tank.

Garage

15' 9" x 7' 10" (4.80m x 2.39m)

Up and over door, power and lighting.





Approximate Gross Internal Area
 Ground Floor = 66.2 sq m / 712 sq ft
 First Floor = 42.6 sq m / 458 sq ft
 Garage = 11.4 sq m / 123 sq ft
 Total = 120.2 sq m / 1293 sq ft

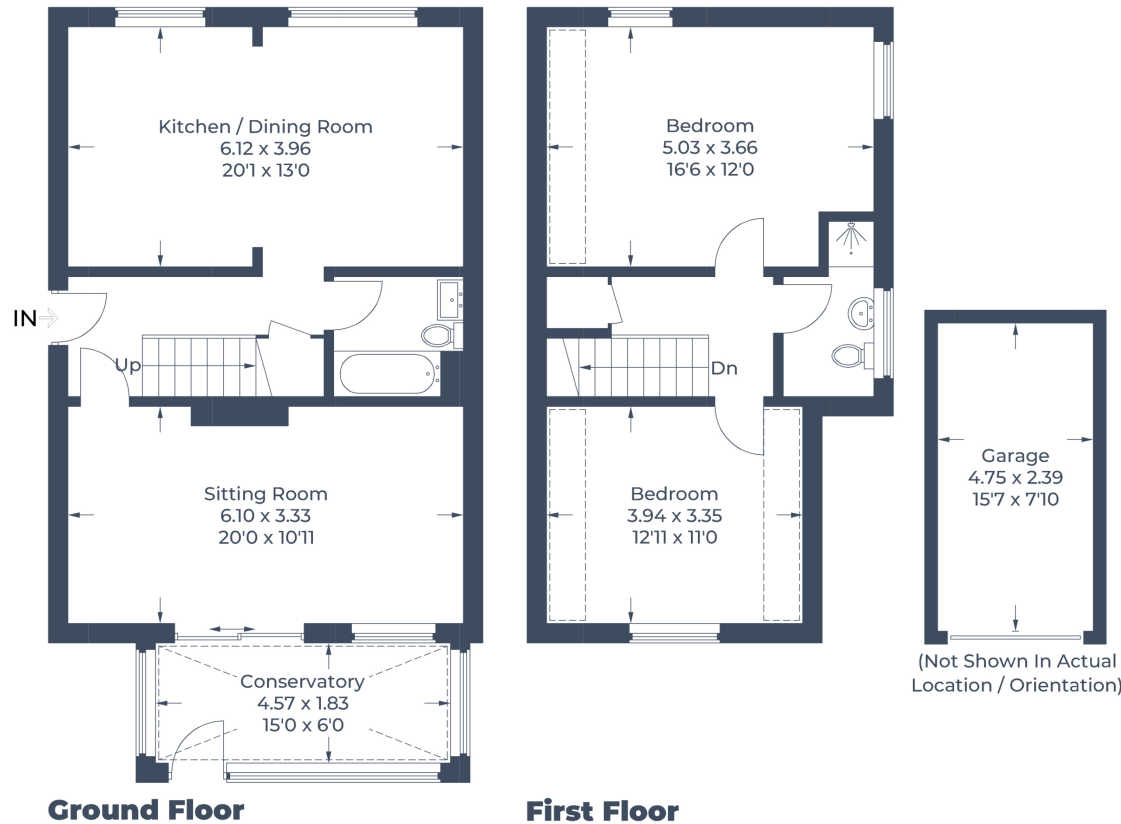


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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