



**Clarkes Way**  
Bassingbourn, Royston,  
Cambridgeshire, SG8 5LT  
**Freehold £465,000**

country  
properties

The property offers versatile living space, including three reception rooms, a well-appointed kitchen/diner, separate utility room, and a convenient ground floor WC. Upstairs, you'll find four spacious bedrooms and a modern family bathroom. One of the bedrooms offers potential to be converted into an ensuite principal bedroom, subject to your preference.

Set on a generous plot, the home features a single garage to the side and an immaculate rear garden – a true highlight of the property. With a beautifully designed patio area, the garden is perfect for entertaining and offers a private, tranquil retreat that isn't overlooked.

- Extended Four Bedroom family home
- Three Reception Rooms
- Utility Room
- Downstairs WC
- Stunning large rear garden
- Garage
- Driveway parking for multiple vehicles
- Well regarded location close to amenities

#### Accommodation

##### Entrance Hall

12' 6" x 6' 0" (3.81m x 1.83m)

##### Living Room/Dining Room

23' 9" x 11' 11" (7.24m x 3.63m) – Window to front.

##### Sunroom

9'6 x 16'5

##### Kitchen/Diner

11' 4" x 20' 3" (3.45m x 6.17m) – Window and door to rear.

##### Utility Room

5' 4" x 5' 5" (1.63m x 1.65m)

##### Cloakroom

5' 9" x 4' 10" (1.75m x 1.47m) – Window to side.

##### First Floor

##### Landing

8' 9" x 6' 0" (2.67m x 1.83m) –

##### Bedroom One

18' 3" x 12' 2" (5.56m x 3.71m) – Windows to side and rear.

##### Bedroom Two

13' 6" x 10' 2" (4.11m x 3.10m) – Window to front.

##### Bedroom Three

10' 2" x 10' 1" (3.10m x 3.07m) – Window to rear.



### Bedroom Four

8' 10" x 7' 10" (2.69m x 2.39m) -

Window to front.

### Family Bathroom

5' 6" x 8' 0" (1.68m x 2.44m) - Window

to rear.

### Outside

### Garage

18' 11" x 8' 9" (5.77m x 2.67m)

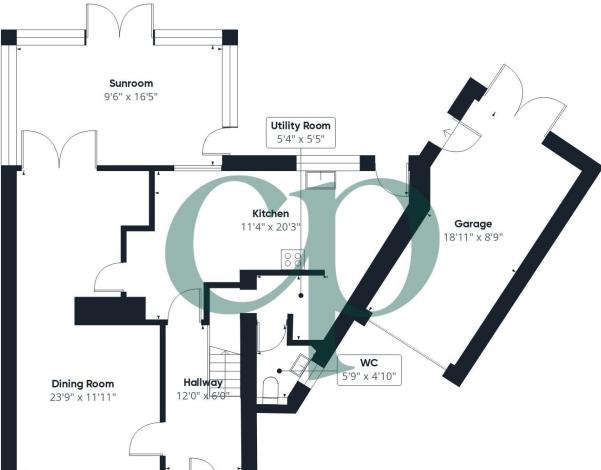
### Agent's Notes

#### Bassingbourn

The very popular village of Bassingbourn is well situated from Royston town centre (3.4Miles) and Cambridge city centre (14.3Miles) both with train links to London and also has good access onto the A505, A1M & A10. Bassingbourn village has a number of facilities including convenient shop, farm shop, a doctor's surgery, a dental surgery, a garage, Post Office, bakery, coffee shop, chemists, hairdressers, and public houses, as well as beautiful countryside walks. The village holds an annual steam train event which is hosted by the Hoops Public House.

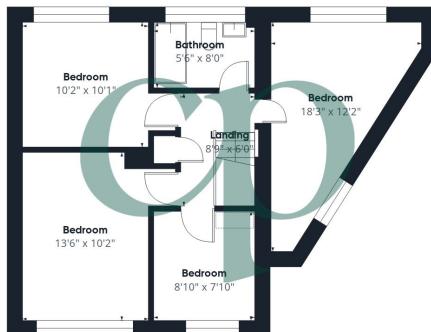






Floor 0

Approximate total area<sup>(1)</sup>  
1481 ft<sup>2</sup>

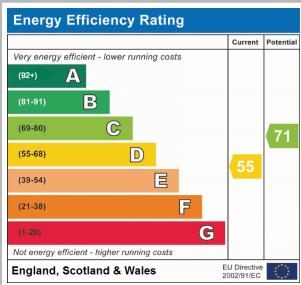


Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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