Church Street

WHADDON, Royston,
Cambridgeshire, SG8 5RX
£675,000

COUNTRY PROPERTIES
PART OF HUNTERS

A truly stunning four bedroom home located in a lovely village location with countryside views. This home has been extended to create a fantastic kitchen/dining/family room along with separate living room, ground floor cloakroom, four double bedrooms, two with en-suites and a family bathroom. The west facing garden backs onto open countryside and offers a fully insulated home office/gym and two further garden sheds. This home really must be viewed to be appreciated.

- CHAIN FREE
- Four Bedroom Detached House
- Double Storey Extension To The Rear Aspect
- Fully refurbished
- Two en suites and a family bathroom
- Stunning rear garden with countryside views
- Easy access to Meldreth Train Station
- Integral garage & driveway parking
- Home office / Gym in the rear garden
- Show home condition throughout

GROUND FLOOR

Entrance Hall

A light and airy entrance hall with composite front door. Window to the side aspect. Vertical radiator. LVT flooring.

Cloakroom

Suite comprising low level wc and wash hand basin. Two windows to the side aspect. Heated towel rail. LVT flooring.

Living Room

15' 10" x 14' 7" (4.83m x 4.45m)
A beautifully presented living room with window to the front aspect and radiator. Newly laid carpet and double doors to the kitchen.

Kitchen / Dining / Family Room

22' 5" x 8' 4" (6.83m x 2.54m) and 22' 5" x 10' 3" (6.83m x 3.12m)
The extended kitchen offers a range of grey high gloss wall and base units with glass splash backs, composite Earthstone worktops along with a central island with integrated Induction hob and electric oven. Further integrated appliances include an additional oven/microwave, American style fridge/freezer, dishwasher and waste bin. Ceramic tiled floors and vertical radiators complete the look of this fabulous living space. There is ample space for a large dining table and chairs along with a sofa. Double French doors lead out to the garden and door leading to the integral garage.

FIRST FLOOR

Landing

Doors to all bedrooms and family bathroom. Storage cupboard housing the hot water tank. Access to the loft via a hatch.

Bedroom One

14' 4" x 10' 3" (4.37m x 3.12m)
Good size double bedroom with two windows to the rear aspect. Built-in wardrobes and door to the en-suite shower room. Radiator and carpet.

En-Suite Shower Room

Suite comprising low level wc, shower enclosure and wash hand basin. Tiling to walls. Vinyl flooring. Heated towel rail.

Bedroom Two

15' 2" x 11' 4" (4.62m x 3.45m)
Good size double bedroom with window to the front aspect. Door to the en-suite shower room. Radiator and carpet.

En-Suite Shower

Suite comprising low level wc, corner shower enclosure and vanity wash hand basin. Window to the front aspect. Tiling to walls. Vinyl flooring. Heated towel rail.

Bedroom Three

16' 1" x 7' 6" (4.90m x 2.29m)
Double bedroom with window to the front aspect. Carpet and radiator.

Bedroom Four

10' 2" x 7' 6" (3.10m x 2.29m) and 7' 5" x 6' 7" (2.26m x 2.01m)
Double bedroom with window to the rear aspect. Carpet and radiator.

Family Bathroom

A three piece suite comprising side panel bath with rainfall shower head and glass privacy screen, low level wc and wash hand basin. Vinyl flooring. Skylight. Heated towel rail.

EXTERIOR

Rear Garden

Landscaped rear garden with stunning open countryside views. Large block paved patio with summer house. Lawned area with mature shrub borders and trees. An additional patio area at the rear of the garden along with a fully insulated home office/gym and garden shed. Gated side access to the front of the house.

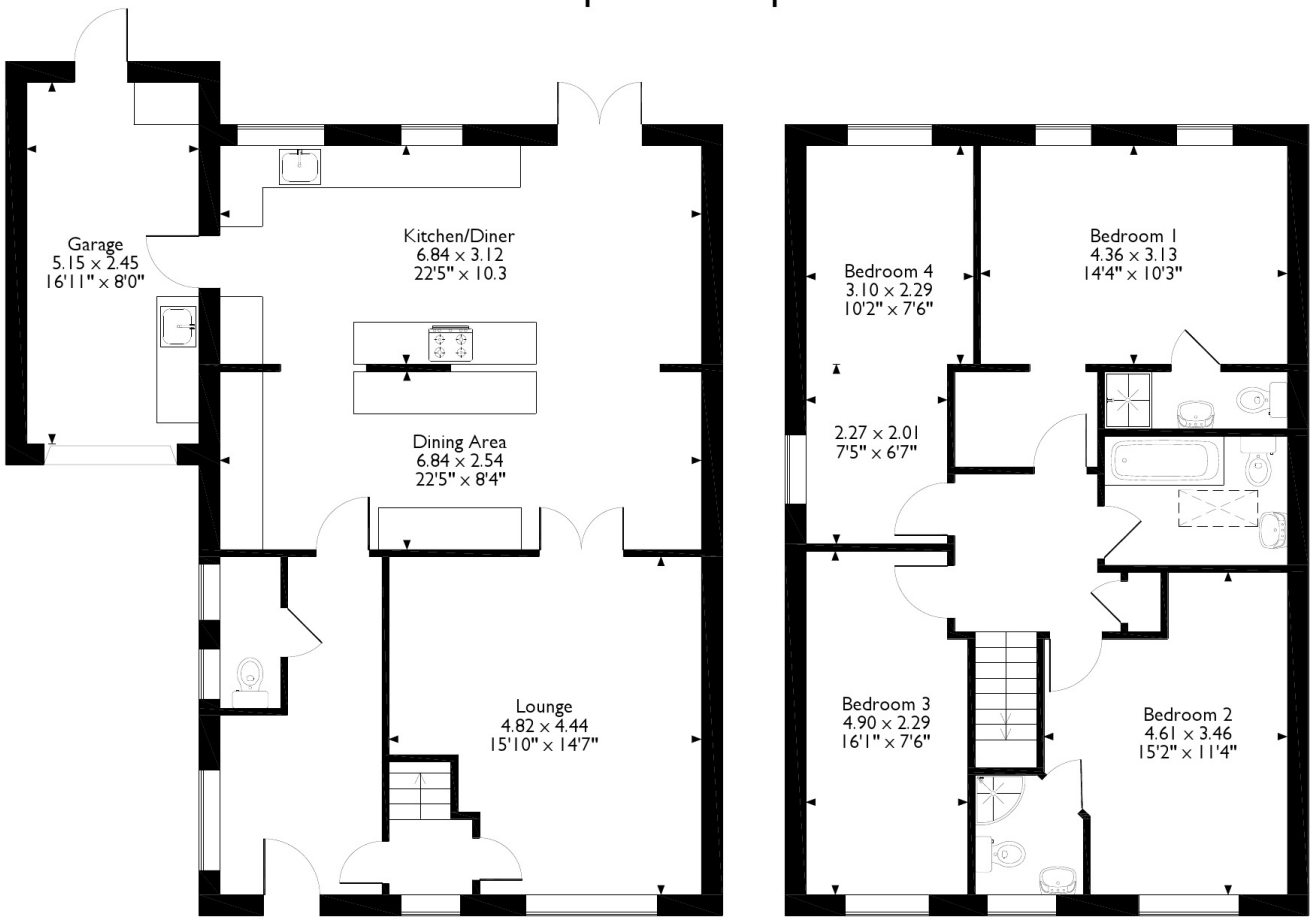
Front Drive

Block paved driveway providing off road parking for around four vehicles.

Garage

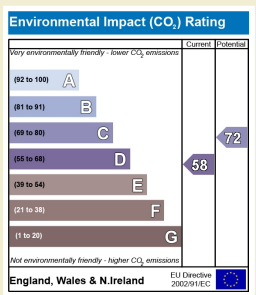
With up and over door. Sink and plumbing for washing machine. Power and lighting and door to the kitchen.

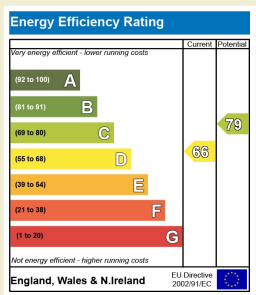
Approximate Gross Internal Area
160 Sq M/1722 Sq Ft



Ground Floor **First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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Viewing by appointment only

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