Fortune Way, Bassingbourn, SG8 5YR

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Fortune Way

Bassingbourn,
SG8 5YR

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Guide Price £575,000

- Detached
- Four Bedrooms
- Scope for Further Enlargement STP
- Mature Southerly Gardens
- Driveway Parking
- Integral Garage
- Tucked Away Location

A beautifully appointed and stylish four bedroom detached home situated in a tucked away location within the village. The property enjoys bright and well proportioned living accommodation throughout together with driveway parking, integral garage and Southerly landscaped rear gardens.

LOCATION

Fortune Way is situated within the popular village of Bassingbourn, offering a convenient combination of village living and excellent access to the surrounding area. The village provides a useful range of everyday amenities, including shops, a primary school, public houses, recreational facilities and countryside walks, while nearby Royston offers a wider selection of shopping, leisure and schooling facilities. The area is particularly well placed for commuters, with excellent road links to Cambridge, Royston and the A505, while Royston railway station provides regular services to London King's Cross and Cambridge.

FRONT DOOR
into:

ENTRANCE HALL
doors to adjoining rooms, stairs to first floor, understairs storage, door to kitchen. Door to INTEGRAL GARAGE with enough room for parking a car, door to rear aspect, space for tumble dryer, space for freestanding fridge/freezer, up and over door and power supply.

REFITTED KITCHEN
German kitchen, windows to front aspect, range of base and eye level units, stainless steel wash basin, space for fridge/freezer, Siemens integrated oven with grill, 4 ring induction hob with cooker hood above, door to:

UTILITY ROOM
with door to side aspect, range of base and eye level units, stainless steel wash basin, space for washing machine/dryer, space for dishwasher, quartz counter tops.

CLOAKROOM
with corner ceramic wash basin, splashback tiles, heated towel rail, low level w.c., obscured windows to front aspect.

RECEPTION ROOM
with bay windows to front aspect, additional window to side, all double glazed, built-in fireplace with stone hearth.

DINING ROOM
could also be used as additional reception room, engineered oak flooring, sliding doors into:

HARDWOOD CONSERVATORY
triple aspect double glazed throughout with lovely views over the rear garden. Door to other side of garage.

ON THE FIRST FLOOR

LANDING
obscured windows to side aspect, airing cupboard, loft storage, door to:

BEDROOM 1
dual aspect with windows to side and front, walk-in wardrobe area, sliding doors to double wardrobes, additional storage cupboard.

ENSUITE/SHOWER ROOM
walk-in shower with shower attachment above, tiled floor, part tiled walls, ceramic wash basin, low level w.c., heated towel rail, obscure windows to front aspect.

BEDROOM 4
with windows to the rear aspect overlooking the garden.

FAMILY BATHROOM
panelled bath with shower above, part tiled wall, low level toilet, obscure windows to rear aspect overlooking the garden, heated towel rail, ceramic wash basin with splashback tiles, tiled floor.

BEDROOM 2
windows to rear aspect overlooking garden, integrated double wardrobes.

BEDROOM 3
windows to front aspect.

OUTSIDE
To the front tarmac driveway parking for at least two cars, integral garage with up and over door. Front garden predominantly laid to lawn with some mature shrubs and hedgerows bordering to the front.

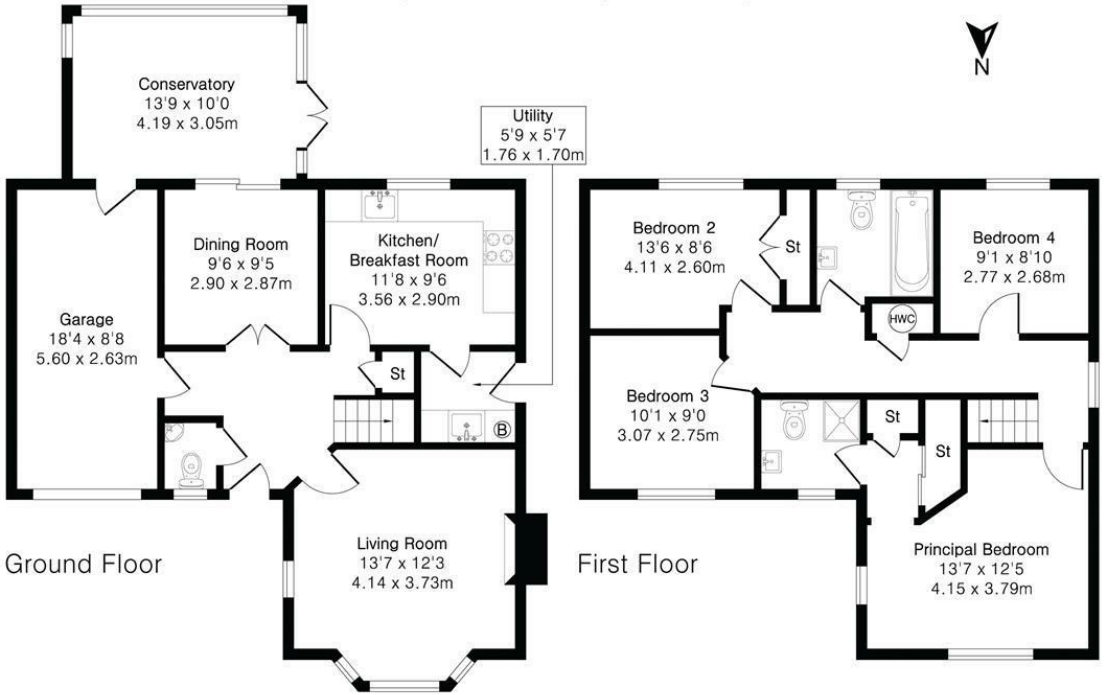
To the rear beautifully appointed mature garden which is predominantly laid to lawn. Part slate paved terrace which is perfect for al fresco entertaining, range of mature shrubs, flowers and trees bordering, timber fence bordering on all sides.

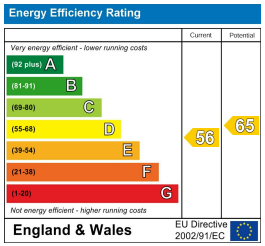
To the right hand side Grade II listed garden and unlikely to be developed.

To the side solid metal storage areas to remain.

Approximate Gross Internal Area 1380 sq ft - 129 sq m (Excluding Garage)

Ground Floor Area 685 sq ft – 64 sq m
First Floor Area 695 sq ft – 65 sq m
Garage Area 159 sq ft – 15 sq m





Guide Price £575,000
Tenure - Freehold
Council Tax Band - E
Local Authority - South Cambridgeshire District Council

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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