



Tavern Close
Hertfordshire
SG8 9GE





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Abode are delighted to offer this 4 bedroom recently constructed property in an exclusive development of just 8 houses in Royston Hertfordshire. Situated on Barkway Road and nestled next to green fields this family home gives the perfect opportunity for country living whilst still having access to the amenities of Royston. The property is finished to a high standard with top rated appliances, fixtures and fittings throughout. Downstairs we have a generous kitchen, with integrated Bosch appliances and walk in pantry, a brand new dining room extension, large lounge with bifold doors, and WC. On the first floor we find the master bedroom complete with en-suite shower room, family bathroom, and a double bedroom. On the second floor we find two further double bedrooms, with built in wardrobes and a large storage cupboard. There is a large patio from the lounge bifold, and the garden has been thoughtfully landscaped to include raised beds, additional patio areas and is well planted with a variety of shrubs and ornamental fruit trees. The property is 1.9 miles from Royston's mainline train station, and would be ideal for commuters to Cambridge or London.

About Royston

Kitchen/ Diner: 3.56m (11'9") x 4.05m (13'4")

This is a spacious open plan kitchen and breakfast room. Tastefully appointed, with a large walk-in pantry, the kitchen comes with integrated Bosch Oven, induction hobs, dishwasher, and Zanussi washer/drier and fridge freezer. Double Glazed windows to front and side aspect create a light and airy contemporary space. Opening to Dining Room.

Dining Room: 2.80m (9'3") x 2.73m (9'0")

This elegant addition to the property, offers multi-functional family space, for dining and relaxation, complete with tiled roof and solar glass fitted by Anglian Home Improvements.

Living area: 3.90m (12'10") x 5.79m (19'0")

A spacious lounge with double glazed window to side and rear aspect, bi folding doors to rear patio and garden, plug points include USB fittings, CAT 4 wiring and TV points. Complete with fitted cabinetry from Hammonds.

WC: 0.87m (2'11") x 1.84m (6'1")

Tiled with corner basin and frosted double glazed window to side aspect.

Master bedroom: 3.08m (10'2") x 4.54m (14'11")

With double glazed window to rear aspect over looking countryside views towards Barkway. Door to en-suite shower room, wiring for TV points and CAT 4 cable points. Fitted drawers and cupboard from Hammonds.

En suite : 1.16m (3'10") x 2.82m (9'4")

A three piece suite comprising of double length shower, WC, and basin with vanity beneath. The room is finished with floor to ceiling tiles and a stainless steel heated towel rail.

Bedroom 2: 2.98m (9'10") x 3.71m (12'3")

With double glazed windows to front aspect.

Bathroom: 1.99m (6'7") x 2.97m (9'9")

A three piece suite comprising bath with shower above, WC, and basin with vanity beneath. The room is finished with floor to ceiling tiles and heated stainless steel towel rail. This light room benefits from three double glazed frosted windows to front and side aspects.

Bedroom 3: 2.79m (9'2") x 4.13m (13'7")

With double glazed window to front aspect. and bespoke fitted wardrobes by Hammonds

Bedroom 4: 4.13m (13'7") x 3.13m (10'4")

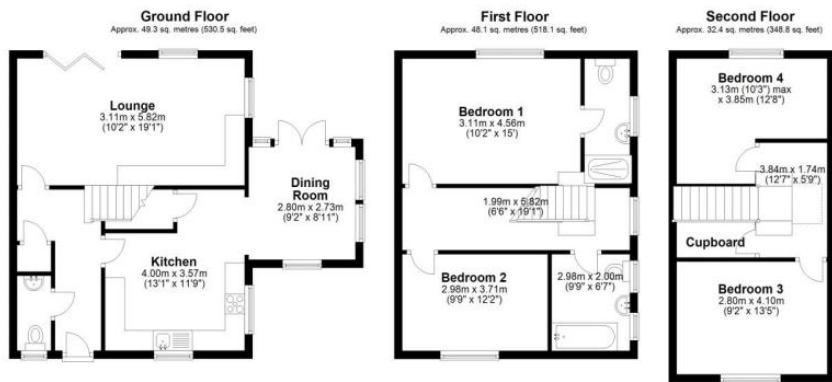
Complete with wall to wall fitted wardrobes, and fitted home work station with cupboard units from Hammonds joiners, Double Glazed window to rear aspect with stunning country views towards the village of Barkway.

Up stairs Hallway: 1.75m (5'9") x 3.44m (11'4")

a galleried landing with built in Hammonds bookcases, doors to walk-in cupboard, and bedrooms 3 and 4, Velux window.

Outside Area:

The private rear garden has a patio area accessed via bi-fold doors leading from the lounge. The garden has been landscaped to include raised beds, outside tap, electricity points, an additional patio area leading to the two or three parking spaces and a shed. There is additional visitor parking on site.



Total area: approx. 129.8 sq. metres (1397.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	