



30 Bells Meadow, Guilden Morden
Royston

Guide Price **£375,000**





30 Bells Meadow

Guilden Morden, Royston

Ensum Brown offer for sale this 3-bed semi-detached home in Guilden Morden with no chain, 2 reception rooms, a kitchen, a utility, a conservatory, a bathroom, a garage and parking.

- 3 Bedroom Semi-Detached Home
- Landscaped Rear Garden
- Opportunity to Add Value
- Garage and Driveway
- Located in a Hugely Popular Cambridgeshire Village
- No Onward Chain
- 2 Reception Rooms
- 2 Double Bedrooms and 1 single Bedroom
- Quiet Cul-De-Sac Location
- Separate Utility Room

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Property Insight

Ensum Brown are delighted to offer for sale this spacious 3-bedroom semi-detached family home in the popular Cambridgeshire village of Guilden Morden. This property offers excellent potential to add further value, no upward chain, 2 reception rooms, a separate kitchen, a utility room, a conservatory, a cloakroom WC, 2 double bedrooms and a single bedroom, a family bathroom, a garage and driveway parking.

This well-presented property enjoys a tidy and attractive frontage, a front lawn garden with borders of hedges, plants and shrubs, and gated access around the rear of the property. Upon stepping inside, the entrance hallway is bright and welcoming, with carpets, pendant lighting, integrated storage, stairs to the first floor, and doors through to the downstairs living space, including a cloakroom WC.

The kitchen is a good size, enjoying a window to a lovely garden aspect, a range of base and wall units, wood effect worktops, tiled flooring and splashbacks, strip lighting, and space for an oven and other small kitchen appliances. The utility area provides lots of further storage, access to the front and rear, and space for large laundry appliances.

The lounge is an excellent size, featuring a large window to a front aspect, a feature fireplace, pendant lighting, carpets, and ample space for a variety of lounge and storage furniture. The dining room adjacent is bright and spacious, enjoying carpets, pendant lighting and room for furniture. The conservatory also offers versatile reception space, with a lovely garden outlook and double sliding doors which lead out onto a garden terrace.



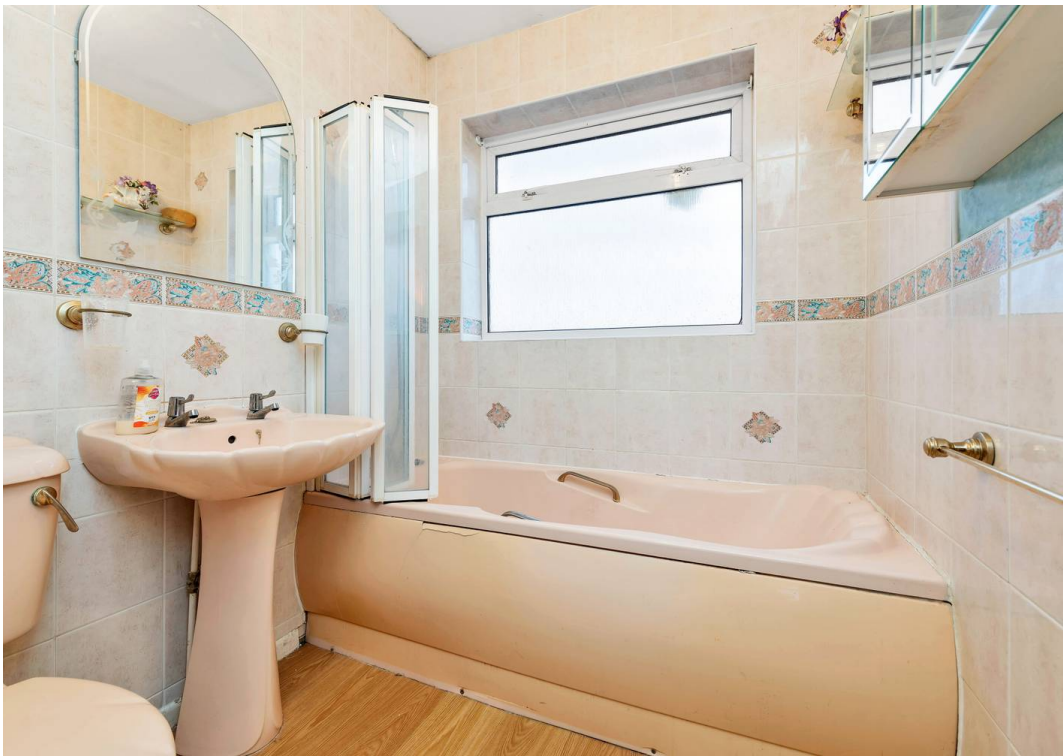


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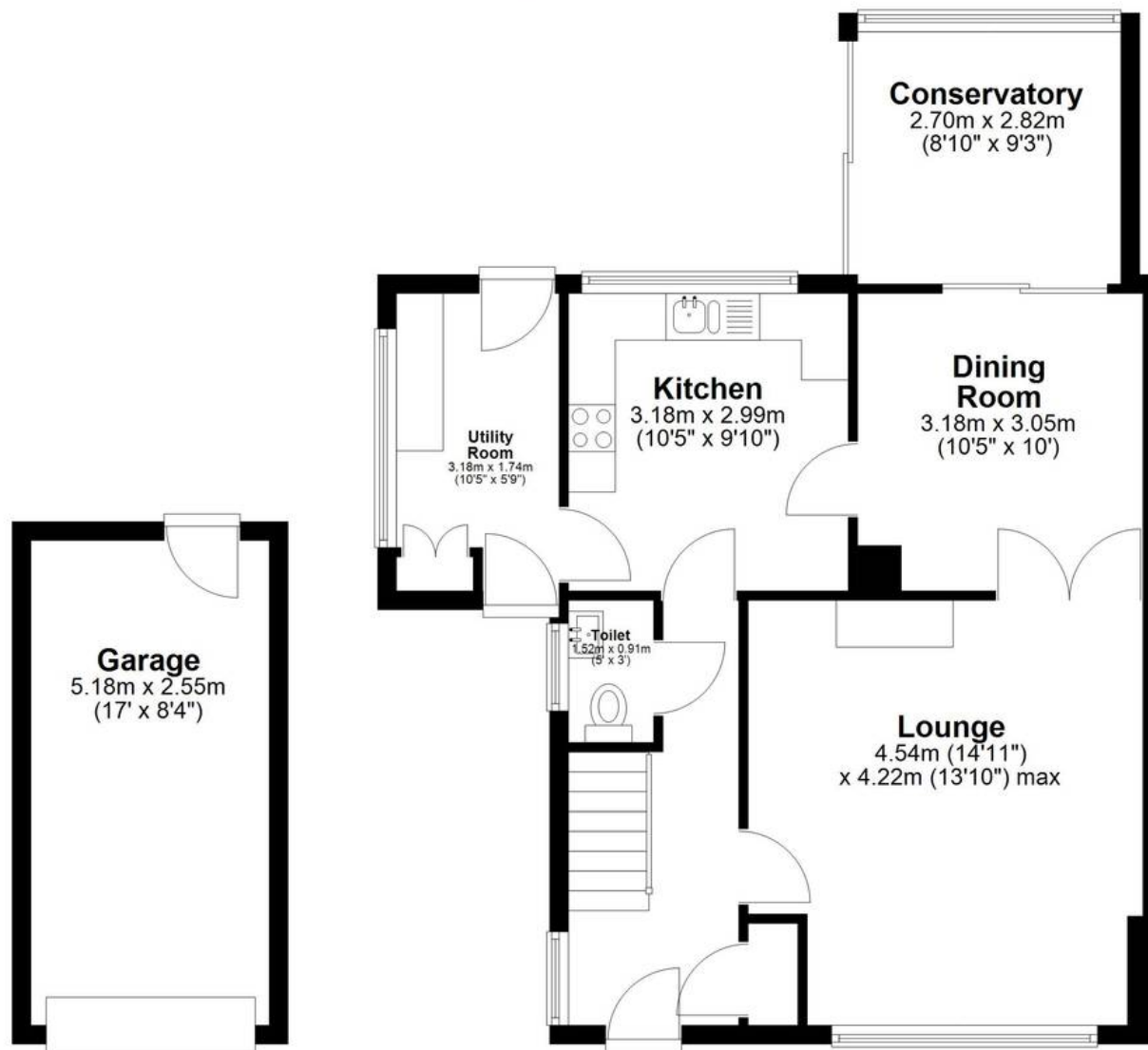
Upstairs to the first floor, this spacious home offers generous accommodation, with 2 well-proportioned double bedrooms, a single bedroom with integrated storage, and a family bathroom comprising a bath, a WC and a hand wash basin.

Outside, to the rear, the garden is a very good size, fully enclosed by fencing and brick walls and offering a lovely spot to enjoy the warmer weather. It is laid mainly to paved patio, with a lawned area and covered pergola, providing space for garden furniture, enjoying meals al fresco and entertaining guests. There are borders and raised beds of plants and shrubs, access through to the garage, space for pots, and plenty of scope for new owners to put their own stamp on things.



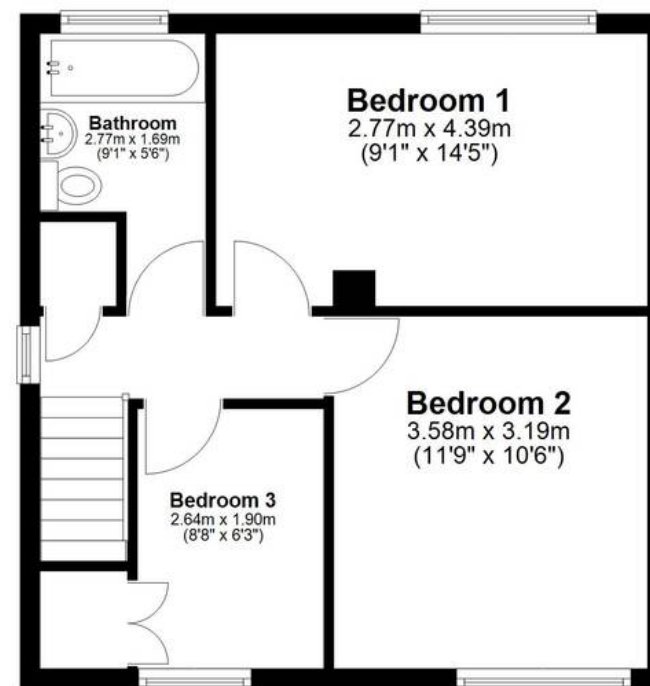
Ground Floor

Main area: approx. 61.8 sq. metres (664.7 sq. feet)
Plus garages, approx. 13.2 sq. metres (142.1 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.6 sq. feet)



Main area: Approx. 101.6 sq. metres (1093.4 sq. feet)

Plus garages, approx. 13.2 sq. metres (142.1 sq. feet)



Ensum Brown

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