



90 Green Drift, Royston

Royston

Guide Price **£1,225,000**





90 Green Drift

Royston, Royston

Ensum Brown offer for sale this 4-bedroom detached home on a private cul-de-sac in Royston, with a corner plot and generous rear garden, open-plan living, a large lounge, a utility, a study and cloakroom WC, 4 bedrooms, 3 bathrooms, a double garage with a games room above, and driveway parking.

- Stunning 4 Bedroom Detached Executive Home
- Part of an Exclusive Cul-De-Sac Consisting of Just 3 Homes
- Bedroom 1 Features En-Suite and Dressing Room
- Positioned on a Corner Plot and Benefitting from a Generous Rear Garden
- Spacious Living Room with Feature Log Burner and Bi-Fold Doors
- Centrally Located for all Local Amenities
- Double Garage with Games Room Above
- Separate Utility Room
- 3 Bathrooms
- Open Plan Kitchen Dining Living Space

90 Green Drift

Royston, Royston

Ensum Brown offer for sale this 4-bedroom detached home on a private cul-de-sac in Royston, with a corner plot and generous rear garden, open-plan living, a large lounge, a utility, a study and cloakroom WC, 4 bedrooms, 3 bathrooms, a double garage with a games room above, and driveway parking.

Property Insight

Ensum Brown are delighted to offer for sale this stunning 4-bedroom detached family home which is part of an exclusive private cul-de-sac of just 3 properties in the popular town of Royston. This fantastic property is within walking distance of the town centre and train station, set in a favourable corner plot, with a generous rear garden, an open-plan kitchen/dining/living space, a large lounge with a wood-burning stove, a utility room, a study and cloakroom WC, 4 well-proportioned double bedrooms, 2 family bathrooms and an en-suite and dressing room to the primary, a double garage with a games room above, and ample driveway parking for multiple vehicles.

This stunning detached family property enjoys excellent kerb appeal, set back nicely from the road with an incredibly generous frontage, a well-tended front lawn garden, plenty of space for potted plants, a large driveway and an EV charger. Upon stepping inside, the entrance hallway is incredibly spacious, bright and beautifully decorated, alluding to the high standard seen throughout. It enjoys tiled flooring, lots of room for furniture, under-stairs storage, inset lighting, stairs to the first floor with a mezzanine landing, and doors through to the downstairs living space, including a large study and a cloakroom WC.

The kitchen/dining/living room is beautifully designed and decorated, enjoying 2 sets of bi-fold and sliding doors to a garden aspect, a window to a front aspect, attractive tiled flooring, inset lighting and vast amounts of space for seating, dining and storage furniture. In the kitchen area, there is a wide range of modern base and wall units, quartz worktops, a breakfast bar with oak worktop, an integrated extractor hood, oven, microwave, hob, dishwasher and fridge/freezer, and space for other small kitchen appliances.





90 Green Drift

Royston, Royston

The lounge is a fantastic size and beautifully bright, with windows and bi-fold doors to a dual aspect, a stunning exposed brick fireplace with a wood-burning stove, plush carpets, inset lighting, and ample space for a wide variety of lounge and storage furniture.

Upstairs to the first floor, this beautifully presented detached property continues to offer generous accommodation, with the landing leading through to 3 of the 4 well-proportioned bedrooms, integrated cupboards, a large store space, and a family bathroom comprising a freestanding bath, a shower, a WC, and a hand wash basin. The primary bedroom is particularly generous, enjoying a dressing room with integrated wardrobes and an en-suite bathroom, with a bath, shower, WC and sink. To the second floor, there is a further large bedroom, an integrated cupboard, and a family bathroom, with a shower, WC and sink.

Outside, to the rear, the garden is a brilliant size, fully enclosed by fencing and offering excellent privacy to sit, relax and enjoy the warmer days. The garden is laid mainly to lawn, with paved patio areas providing lots of space for a range of garden furniture, cooking equipment, enjoying meals and entertaining guests. There is an undercover terrace, planters with shrubs, access to the double garage with games room above, and plenty of scope for new owners to make the garden their own.



Ground Floor

Main area: approx. 102.9 sq. metres (1107.4 sq. feet)
Plus garages: approx. 35.9 sq. metres (386.1 sq. feet)



First Floor

Main area: approx. 104.1 sq. metres (1120.3 sq. feet)
Plus garages: approx. 23.1 sq. metres (248.7 sq. feet)



Second Floor

Approx. 34.0 sq. metres (366.1 sq. feet)



Main area: Approx. 241.0 sq. metres (2593.8 sq. feet)
Plus garages: approx. 59.0 sq. metres (634.8 sq. feet)



Ensum Brown

Ensum Brown Estate Agents, 42 High Street, Royston – SG8 9AG

01763 750000

royston@ensumbrown.com

<http://ensumbrown.com>

