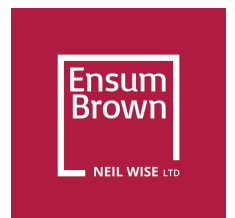




6 Newmarket Road, Royston

Royston

In Excess of £1,300,000





6 Newmarket Road

Royston, Royston

Ensum Brown offer for sale this stunning 6-bedroom detached home in Royston with over 3400sq ft of accommodation, 4 reception rooms, open-plan living, a study, a cloakroom WC, 5 bathrooms, a dressing room to the master, a landscaped garden, a garden studio and driveway with ample parking.

- Stunning 6 Bedroom Detached Home
- Flexible Accommodation over 3400sqft
- Underfloor Heating Throughout
- 4 Versatile Reception Rooms
- Private Gated Driveway with Parking for Multiple Vehicles
- Generous Landscaped Rear Garden
- Town Centre Location Walking Distance to Local Schooling and Amenities
- Bedroom 1 Features 4 Piece En-Suite and Separate Dressing Room
- Garden Studio Excellent as Home a Gym or Office
- 6 Double Bedrooms

6 Newmarket Road

Royston, Royston

Property Insight

Ensum Brown are delighted to offer for sale this stunning 6-bedroom detached family home in the sought-after town of Royston. This property enjoys a town centre location, within walking distance of excellent schools and amenities, with over 3400sqft of flexible accommodation, 4 versatile reception rooms, an open-plan kitchen/dining room, a study, a cloakroom WC, 6 well-proportioned double bedrooms, dressing room to the master, a generous landscaped rear garden, a garden studio which is excellent as a gym or home office, and private gated access with ample parking for multiple vehicles.

This stunning detached property offers excellent kerb appeal, with an attractive and tidy frontage, gated access to the driveway of the property, and a well-maintained and spacious driveway with parking for multiple vehicles. Upon stepping inside, the entrance hallway is bright, wide and welcoming, with storage for coats and shoes, wood flooring, pendant lighting, room for furniture, integrated storage and shelving, and doors through to the entire living space, including a study and a cloakroom WC.

The kitchen/dining room is wonderfully open-plan, with windows and bi-fold doors to a triple aspect, an extensive range of modern base and wall units, wood worktops, an island/breakfast bar, wood flooring, inset lighting, an integrated double oven, hob, extractor hood, microwave, coffee maker and dishwasher, and space for an American fridge/freezer, washing machine, wine cooler, dining setting and other small kitchen appliances.

The lounge is an excellent size and beautifully decorated, benefiting from a window to a front aspect, a modern fireplace, plush carpets, scone lighting, and ample room for a variety of lounge and storage furniture. The garden room is another stunning and versatile reception space, with bi-fold doors to the garden, wood floor, pendant lighting and room for furniture.





6 Newmarket Road

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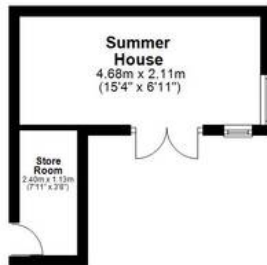
Council Tax band: G

Tenure: Freehold

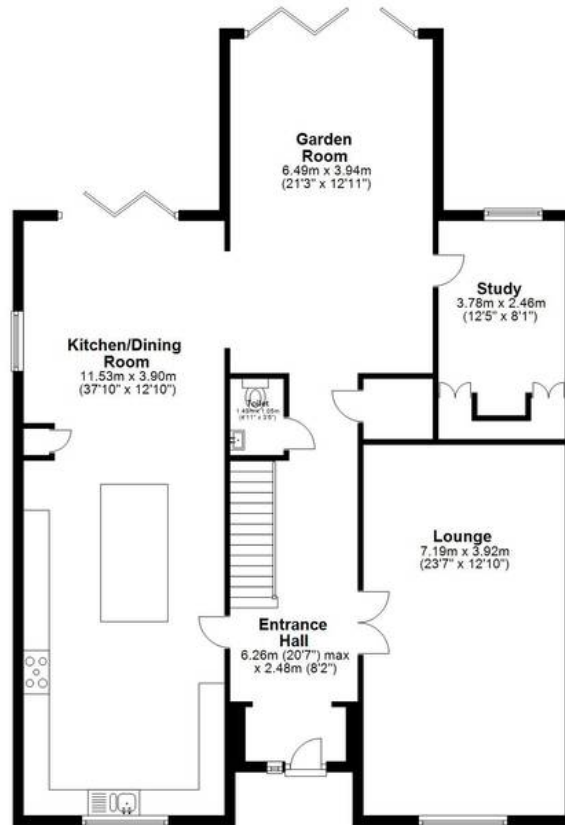
Upstairs on the first floor, this lovely home continues to offer impressive accommodation, with 4 of the 6 well-proportioned double bedrooms, excellent integrated storage and wardrobes, and a family bathroom comprising a bath, a shower, a double sink and WC. The master bedroom is particularly generous and enjoys a large walk-in dressing room with integrated wardrobes, and a large en-suite, with a 4-piece suite comprising a bath, a shower, a double sink, and a WC. Bedrooms 2 and 4 also benefit from their own en-suite shower rooms. To the second floor, there are 2 further large bedrooms, storage, and a shared bathroom comprising a shower, WC and hand wash basin.

Outside, to the rear, the garden has been beautifully landscaped, fully enclosed by fencing and brick walls and offering a well-maintained space to sit and relax on warmer days. It is laid mainly to lawn, with paved patio, providing lots of space for garden furniture, a hot tub, enjoying meals al fresco and entertaining guests. There are beds and borders full of plants, mature trees and shrubs, as well as access to a garden studio, offering excellent usage as a gym or home office.





Ground Floor
Main area: approx. 132.2 sq. metres (1423.0 sq. feet)
Plus outbuildings: approx. 12.7 sq. metres (136.3 sq. feet)



First Floor
Approx. 128.8 sq. metres (1386.8 sq. feet)



Second Floor
Approx. 63.9 sq. metres (688.2 sq. feet)



Main area: Approx. 325.0 sq. metres (3498.0 sq. feet)
Plus outbuildings: approx. 12.7 sq. metres (136.3 sq. feet)

Floor Plan measurements are approximate and are illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.



Ensum Brown

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