



9 Hampshire Road, Royston

Royston

Guide Price £670,000





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Royston

Four-bedroom detached home on a popular modern Royston development, with an open-plan kitchen/diner and island, separate lounge, en-suite, garage and driveway.

- Modern 4 Bedroom Detached Home
- Turn Key Ready for Smooth Move In
- Driveway for 3 Cars + Garage and EV charger
- Open-Plan Kitchen/Dining Room With Island And Integrated Appliances
- Separate Lounge And Ground-Floor Utility Room
- Principal Bedroom With En-Suite Shower Room
- Family Bathroom Plus Ground-Floor Cloakroom
- South Facing Enclosed Rear Garden With Paved Patio
- Remaining NHBC Warranty
- Popular Residential Development Close To Royston Mainline Station and Town Centre

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Council Tax band: TBD

Tenure: Freehold

Watch Our Welcome To Royston Video

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Property Insight

Set on a corner plot offering further scope to extend STPP, within one of Royston's newer residential developments, this detached four-bedroom home pairs a classic rendered-and-brick frontage with a modern, well-appointed interior. The accommodation runs to just under 1,382 sq ft across two floors, with a single garage and block-paved driveway to the side, and the balance of the NHBC warranty still to run. It is a home set up for family life from day one, with generous, light-filled rooms and a layout that keeps everyday living and entertaining space distinct.

The heart of the house is the open-plan kitchen and dining room, a bright dual-aspect space running the full width of the property, with French doors opening onto the rear garden. The kitchen is fitted with Hunter Green shaker-style units, quartz worktops and a central island with breakfast seating, alongside integrated appliances and a run of full-height storage. A separate utility room with sink and space for Washer and Dryer sits off the kitchen with its own access to outside, keeping laundry out of the main space. Across the hall, the lounge is a comfortable, carpeted room taking a large window to the front, offering a quieter reception space away from the kitchen.

Upstairs, the principal bedroom enjoys a private en-suite shower room and fitted wardrobes, and there are three further well-proportioned bedrooms, served by a family bathroom with a shower over the bath. Outside, the enclosed rear garden is laid mainly to lawn with a paved patio adjoining the house, framed by brick walling for privacy. A ground-floor cloakroom completes the accommodation. A well-presented modern home in a settled Royston position,





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Ground Floor

Main area: approx. 64.4 sq. metres (693.5 sq. feet)
Plus garages, approx. 19.4 sq. metres (209.3 sq. feet)

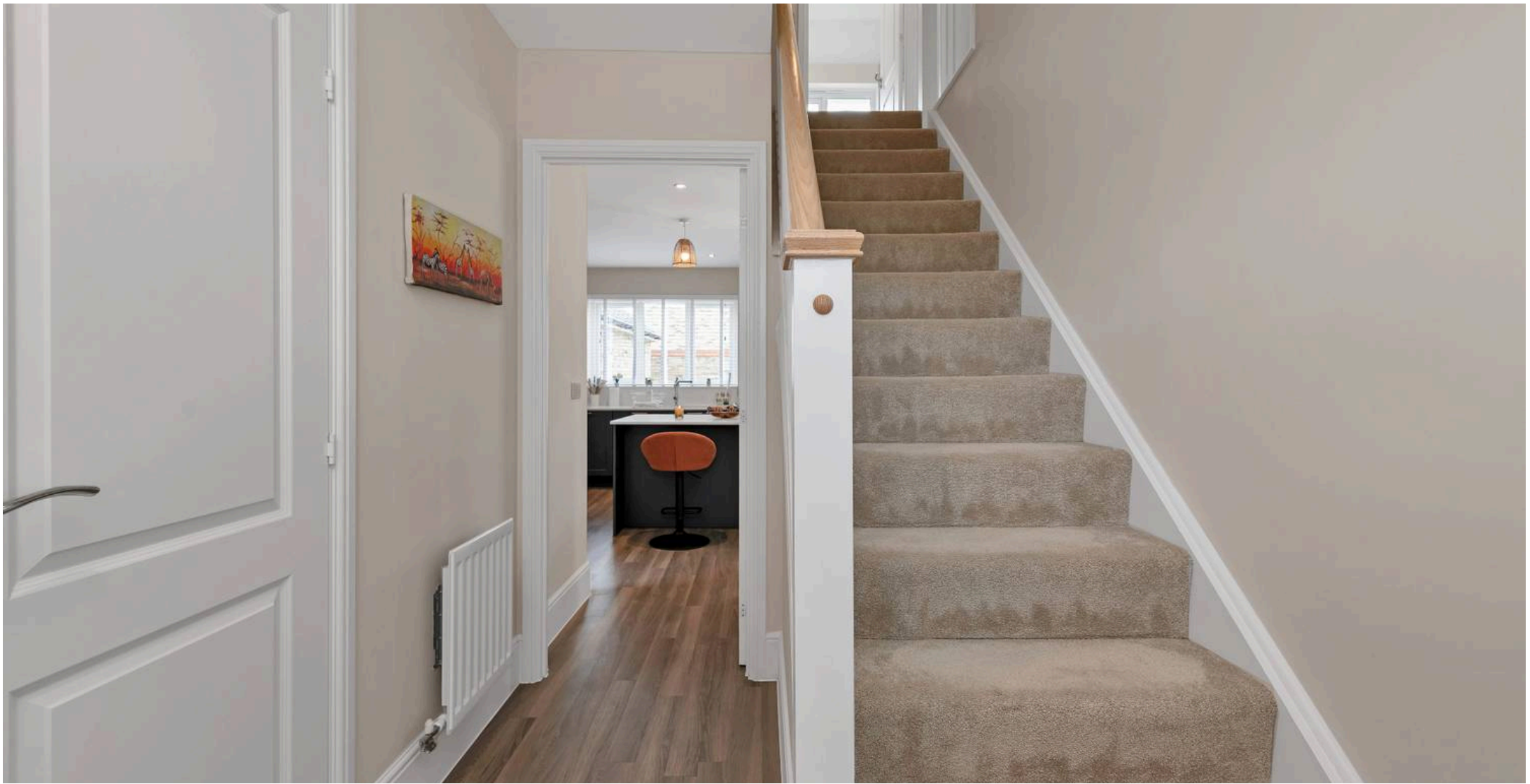


First Floor

Approx. 63.9 sq. metres (688.3 sq. feet)



Main area: Approx. 128.4 sq. metres (1381.8 sq. feet)
Plus garages, approx. 19.4 sq. metres (209.3 sq. feet)



Ensum Brown

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