6 Hurdleditch Road, Orwell, Royston, SG8 5QG

Guide Price £450,000 Freehold

REDMAYNE ARNOLD & HARRIS

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## AN ESTABLISHED SEMI-DETACHED HOUSE, EXTENDED AND FULLY REFURBISHED WITH EXTERNAL STUDIO/OFFICE AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Extended 3 bedroom semi-detached house
- 1250 sqft/116 sqm
- Luxury family bathroom
- Fabulous open plan kitchen/dining/family room
- Oil fired central heating to radiators
- Driveway parking
- External studio/office
- EPC-D/60
- Council tax band-D

The property occupies a pleasant position, close to the village amenities and primary school with wonderful countryside walks on the doorstep. The current owners have transformed the property with a programme of expansion and full refurbishment, all finished to exacting standards throughout and beautifully presented. The property boasts deceptively spacious accommodation, in fact the original footprint has almost been doubled in size. Furthermore the most recent addition is the stylish Cedar clad office/ studio which was recently re-built in the garden and ideal for those working from home or needing a hobby space.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation, LVT flooring and a cloakroom/WC just off. The heart of this beautiful home is the large open planned kitchen/dining/family room with French doors to the rear garden and laid again to LVT flooring. The kitchen area is fitted with attractive contemporary cabinetry, solid bamboo working surfaces with matching peninsular island with inset single sink unit and a range of integrated appliances including a four ring induction hob, double oven, dishwasher and space for an American style fridge/freezer. Adjacent is a handy utility room with door to garden, space for the usual white goods and a free standing oil fired central heating boiler.

Upstairs, off the landing are three good sized bedrooms and a luxury family bathroom consisting a closed coupled WC, vanity wash hand basin, panel bath with mains fed drencher shower over, heated towel rail and attractive porcelain wall and floor tiles.

Outside, there is a blocked paved driveway and a lawned area. Gated access leads to the rear garden which is laid to artificial turf with a generous decked and porcelain tiled terrace, ideal for alfresco dining. There is an external studio/office with power and light connected, electric heating and full internet connection. There is gated rear access and all enjoys excellent levels of privacy.

### Location
Orwell is a pretty and thriving village situated in a lovely countryside location between the university city of Cambridge and the market town of Royston. There are excellent amenities in the village including a convenience store/post office, a public house, a hairdresser and a primary school are all within walking distance of the property. Further facilities can be found in the neighbouring villages of Barrington and Meldreth.

Secondary schooling is available at Bassingbourn and Comberton Village College with a daily bus service to both. There is also a regular bus service to Cambridge. For those needing to commute by road or rail there is a main line rail service available from Royston (London King's Cross – 37 minutes) and Meldreth (Cambridge 15 minutes) along with easy access to the M11 and A1. There are also wonderful woodland walks in the area up and across the rolling hills and over to the Wimpole Estate.

### Tenure
Freehold

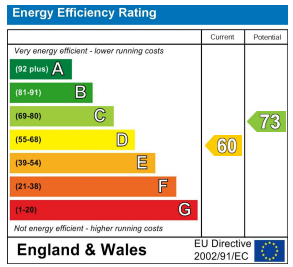
### Services
Mains services connected include: electricity, water and mains drainage. Oil fired central heating

### Statutory Authorities
South Cambridgeshire District Council
Council tax band-D

### Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

### Viewing
Strictly by appointment through the vendor’s sole agents, Redmayne Arnold and Harris

**Approx. gross internal floor area 116 sqm (1250 sqft)**




**These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.**

TOYS