



14 West Croft, Orwell, Royston, SG8 5PW  
Guide Price £435,000 Freehold



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**A MODERN SEMI-DETACHED FAMILY RESIDENCE, OFFERING BRIGHT, SPACIOUS AND BEAUTIFULLY PRESENTED ACCOMMODATION WITH DOUBLE LENGTH CAR PORT , SOUTH-FACING GARDEN AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- Modern 3 bedroom, 2,5 bathroom semi-detached house
- 1000 sqft/92 sqm
- 0.05 acre plot
- 1 reception room
- Gas fired central heating to radiators
- Double length car port
- Built in 2020
- EPC-C/78
- Council tax band-D
- Landscaped rear garden

The property was constructed in 2020 to a spacious, well planned design and is beautifully presented throughout, enjoying a quiet cul-de-sac position with wonderful dog walks on the door step. The current owners have maintained and improved the property, most notably professionally landscaping the sunny South-facing garden.

The accommodation comprises a generous welcoming reception hall with stairs to first floor accommodation, fitted coat cupboard, Karndean flooring and a cloakroom/WC just off. The dual aspect sitting room is a generously proportioned family space, enjoying a sunny dual aspect with French doors out to the garden. The kitchen/dining room also enjoys a dual aspect with French doors to the garden and is fitted with a range of contemporary cabinetry, complimented by ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer. There is a range of integral appliances and these include a four ring gas hob, oven, extractor and washing machine plus space for a dishwasher and fridge/freezer.

Upstairs, off the landing are three double bedrooms, a luxury en suite shower room to the master bedroom and a luxury family bathroom.

Outside, there is a small front garden with flower and shrub beds and a block paved driveway to a double length car port with EV charger. Gated access leads to the rear garden which has been designed with ease of maintenance in mind and is laid mainly to artificial turf with raised flower and shrub borders and beds, a generous paved patio, ideal for alfresco dining. All is enclosed by fencing and enjoys good 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: gas, electricity, water and mains drainage.

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band-D

**Fixtures and Fittings**

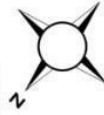
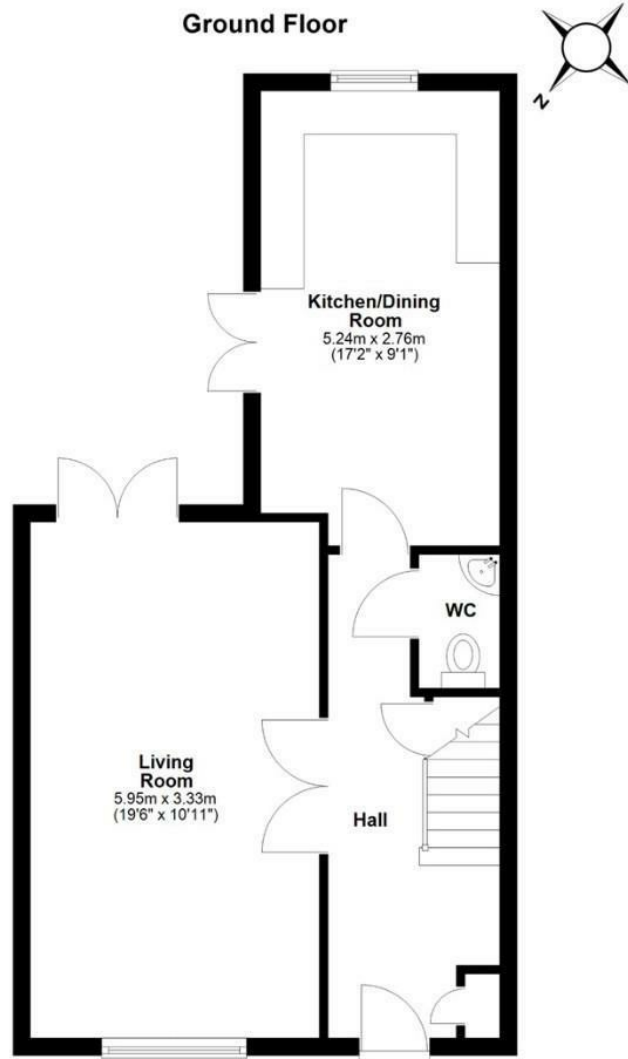
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

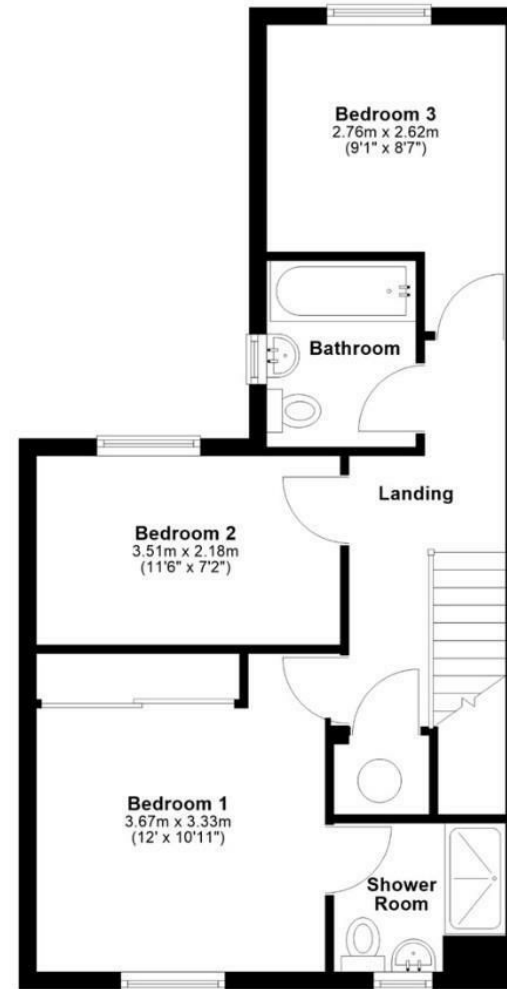
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



**Ground Floor**



**First Floor**



**Approx. gross internal floor area 92 sqm (1000 sqft)**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

