

Cornish Close

Royston,
Hertfordshire, SG8 9FZ

OIEO £675,000

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We are delighted to offer to market this stunning 4 bedroom detached family home, located on the highly sought-after Hedera Gardens development. Built by Redrow Homes in 2023 to their popular Shaftesbury design and subsequently extended by the current owners, this beautifully presented property offers approximately 1,490 sq. ft. of thoughtfully designed accommodation, perfectly suited to modern family living.

Upon entry, you are greeted by a bright and welcoming entrance hall with a useful understairs storage cupboard and a convenient cloakroom complete with a WC and hand wash basin. To the front of the property is the spacious dual-aspect living room, flooded with natural light and providing an ideal space to relax.

To the rear of the property lies the true heart of the home, an impressive open plan kitchen/dining room fitted with a range of contemporary wall and base units, white quartz work surfaces and a central island with breakfast bar. A range of integrated appliances, including double ovens, ceramic hob, dishwasher and wine cooler, complete this exceptional space. The kitchen flows seamlessly into the recently added family room, creating a fantastic open living space with direct access to the rear garden, ideal for both entertaining and everyday family life. A separate utility room provides additional storage and laundry facilities, with its own external door offering a practical boot room entrance from the driveway.

Upstairs, a spacious galleried landing provides access to 4 generously proportioned bedrooms. The principal suite benefits from fitted wardrobes and a stylish en-suite shower room complete with a walk-in shower, WC and hand wash basin. Bedrooms 2 and 3 also feature fitted wardrobes, while the fourth bedroom is a well-sized double, ideal as a guest bedroom, nursery or home office. The bedrooms are served by a contemporary family bathroom comprising a full-sized bath with shower over, WC and hand wash basin.

Externally, the property continues to impress with a beautifully landscaped rear garden, mainly laid to lawn and bordered by attractive flower and shrub beds. A generous paved patio with pergola provides an excellent space for outdoor dining and entertaining, while a timber summer house offers additional versatility. To the side, a driveway provides off-road parking for 2–3 vehicles and leads to a detached garage complete with power, lighting and useful eaves storage. The attractive front garden has also been thoughtfully landscaped, complementing the property's Arts and Crafts-inspired architecture.

Finished to an exceptional standard throughout and ready for immediate occupation, this outstanding family home offers the perfect combination of space, style and practicality. Early viewing is highly recommended to fully appreciate everything this superb property has to offer.

(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- Beautifully presented detached family home
- Built in 2023, then extended to side.
- Four Bedrooms - Two Bathrooms - One WC
- Kitchen Diner with Island Unit
- Utility Room - Garage and driveway to the side.
- Council Tax Band F - EPC Rating B













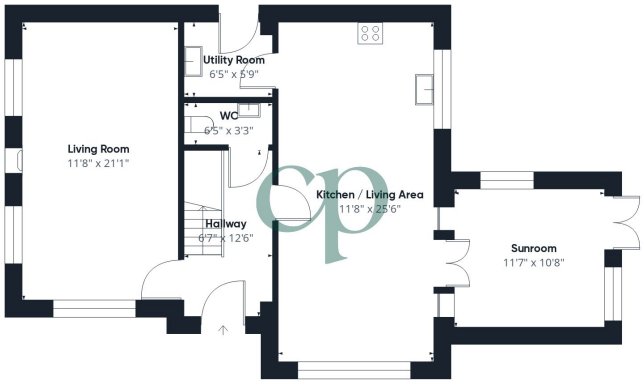




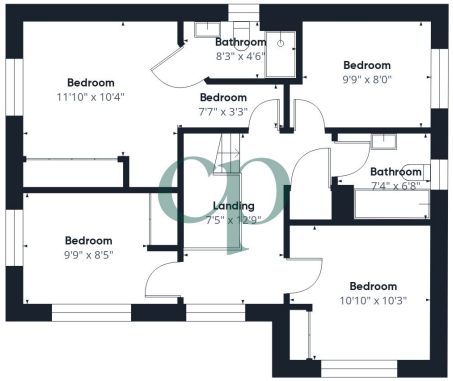








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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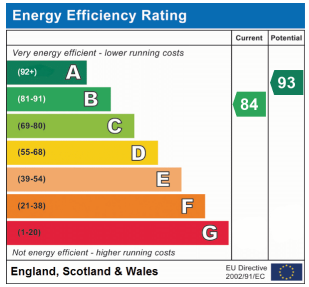
Approximate total area(1)

1679 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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