

The Tanyard

Bassingbourn, Royston,
Cambridgeshire, SG8 5NH
£449,500

country properties

We are delighted to offer to market this brand-new two bedroom detached bungalow, built to an exacting standard by an independent builder and ideally situated in the picturesque and highly sought-after village of Bassingbourn. Offering bright and spacious accommodation, a high-quality specification and the peace of mind of a 10-year warranty, this beautifully appointed home is ideally suited to those looking for a modern, energy-efficient property with excellent village amenities and countryside on the doorstep.

The heart of the home is the impressive 20'9" dual-aspect open-plan living and kitchen area, creating a fantastic light and airy space for both relaxing and entertaining. The kitchen has been finished to a high standard with contemporary Shaker-style units, feature LED strip lighting, quartz worktops and matching splashback, an undermount stainless steel sink and breakfast bar. Integrated appliances include an oven, touch-control induction hob, stainless steel extractor hood, 70/30 fridge freezer and dishwasher, with space and plumbing also provided for a freestanding washer/dryer.

The property benefits from two generously proportioned double bedrooms, with the principal bedroom featuring built-in wardrobes with mirrored sliding doors. Both bedrooms are served by beautifully appointed bathroom facilities, with the ensuite incorporating a sliding shower enclosure, chrome rise shower, wall-mounted vanity unit and basin, close-coupled WC and heated towel rail. The main bathroom is similarly finished to a high standard, with white sanitaryware, chrome mixer taps, vanity unit and basin, heated towel rail and recessed mirror.

Throughout the property, careful consideration has been given to both comfort and energy efficiency. Underfloor heating is fitted throughout and controlled via Luna Stat heating controls, while low-energy lighting, contemporary fittings and a pre-plumbed hot water cylinder further enhance the modern specification. The property also benefits from a smart meter and an EPC rating of B.

Externally, the property provides off-road parking to the front, with an external tap, power socket and contemporary up-and-down lighting to the garden. A hardwood front entrance door, mains-operated doorbell and well-considered external finishes complete the specification.

With its detached position, brand-new construction, excellent energy efficiency, high-quality specification and sought-after village setting, this is a superb opportunity to acquire a modern bungalow ready for the new owners to move straight in and enjoy.

An early viewing is highly recommended to fully appreciate the quality, specification and location this exceptional new home 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 person, payable by the applicant(s).

- Detached Bungalow
- 2 Bedrooms - 2 Bathrooms
- Desirable Village Location
- Brand New Build With Fantastic Finish
- 10 year warranty
- Council Tax Band TBC - EPC Rating B













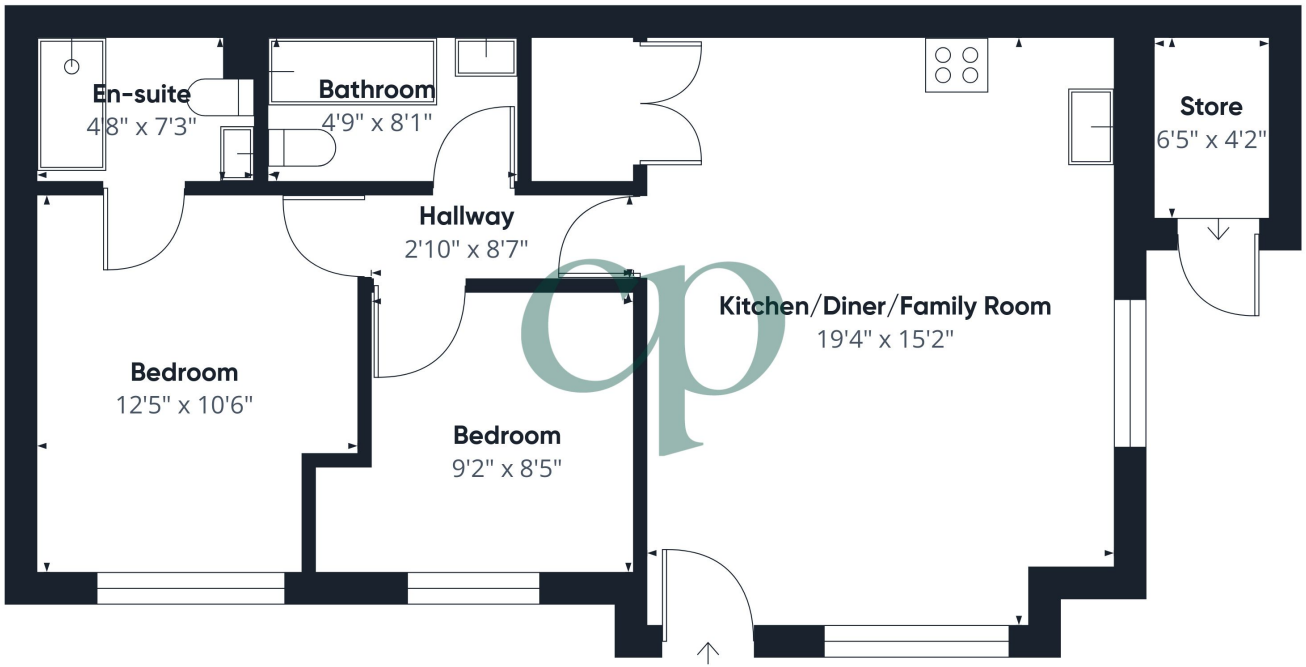







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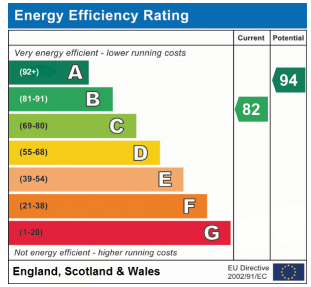
Approximate total area(1)

645 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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