



- VIRTUAL REALITY 360° TOUR AVAILABLE • Living Room
- Brand New Barn Style Home • Open Plan Kitchen/Dining Room
- High Specification Throughout • Range Of Built In Appliances
- 3 Well Proportioned Bedrooms
- En-Suite & Family Bathroom
- Enclosed Garden

MILLCROFT COURT, ROYSTON ROAD, BARKWAY

3 2 1

STAMP DUTY EXEMPT **VIRTUAL REALITY 360° TOUR AVAILABLE**

GUIDE PRICE

£415,000

A brand new, 3 bedroom, semi detached barn style home located in a courtyard development of just 4 properties. These are no standard new builds, they are both individual & high specification throughout & viewing is essential.

Ware
01920 412200

110 High Street, Ware, Hertfordshire, SG12 9AP

facebook.com/ensumbrown
@ensumbrown

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WELLINGTONWISE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



MILLCROFT COURT, ROYSTON ROAD, BARKWAY

GUIDE PRICE
£415,000

****STAMP DUTY EXEMPT** **VIRTUAL REALITY 360° TOUR AVAILABLE** A brand new, 3 bedroom, semi detached barn style home located in a courtyard development of just 4 properties. These are no standard new builds, they are both individual & high specification throughout & viewing is essential.**

PROPERTY INSIGHT

'Ensum Brown New Homes' are delighted to offer for sale this brand new, 3 bedroom, semi detached barn style home located in a courtyard development of just 4 properties. These are no standard new builds, they are both individual and high specification throughout and must be viewed for full appreciation.

Not many homes of this size and value come with such attention to detail and of high quality finishing as this, a sign of a local builder with a very well regarded reputation. You step in to the entrance hall which opens up centrally in the property to a stairway to the first floor and also where the cloakroom facilities are located. High quality Karndean flooring runs through the entrance hall and also in to the generous kitchen/dining room, wood and tiled effect respectively. Located to the front of the property the kitchen/dining room is spacious enough for a dining table and the high specification kitchen comes complete with a range of appliances, many integrated. These include an AEG oven and combination microwave oven, induction hob with brushed steel extractor hood over, fridge, freezer, washer/dryer and dishwasher. Superbly finished with solid wood work surfaces with inset sink unit, inset ceiling spotlights and under cupboard lighting.

The living room to the rear overlooks the garden and has large double doors that open up to the outside. Light floods through the room thanks to the double, glass panelled, doors to the entrance hall, making this room feel even more generous. On the first floor you have three well proportioned bedrooms, the master with a beautiful en-suite shower room and the other two bedrooms sharing an equally well presented family bathroom, there is a real sense of luxury. Also worth mentioning, throughout you have brushed metal switches and plug sockets with USB points and wall positioned satellite points to ensure there are no unsightly wires left running around your home.

Going outside, you have block paved driveway to the front for several vehicles and side access to the rear garden. The garden is fully enclosed and mainly laid to lawn with a large patio area directly off the property with outside lighting. The location of this property couldn't be better, located on the edge of the village and surrounded by open countryside.

This superb home comes with a 10 year warranty and level B EPC offering exceptional energy performance. Come and take a look at this home, we guarantee you won't find anything comparable in the local area.

LOCATION - BARKWAY

Barkway is a long-established village in the North Hertfordshire, about five miles south-east of Royston, 35 miles from London and 15 miles from the centre of Cambridge. Barkway is surrounded by beautiful rolling countryside but you are also ideally located close to many major road networks such as the A10 and M11, within 30 minutes' drive of Stansted airport and if you like to go in to London by train or you're a commuter then Royston station is approximately a 10 minute drive away with multiple trains each hour to London Kings Cross, as quick as 38 minutes.

The village itself has a real sense of community with many clubs and groups. For education you have Barkway VA Church of England First School and there are other local primary schools in nearby villages, a selection of secondary schools or private education. A highlight of the village is 'The Barkway Pavilion', completed in 2015, the new Barkway pavilion and community room replaced the previous old and dilapidated sports pavilion situated on the Barkway recreation ground, which now also features a fantastic kids traditional playground. The Tally Ho pub is popular with the locals, whether you're looking to have a quick drink, something to eat or perhaps to join in with the local quiz night. Other notable hotspots within the village include the Village Hall, The Reading Room, The Wagon Wash as well as The Church and The Chapel. If you're looking to find Barkway easily just look for the famous RAF Barkway mast, the steel mast replaced an earlier wooden one which formed part of the RAF's wartime and post wartime GEE navigation system.

Just a couple of miles up the road you have the equally beautiful village of Barley which has a village shop, garage, doctors surgery and the 'Fox & Hounds' village pub, a recently renovated pub and restaurant that people come from miles around to visit that has already been nominated for a Michelin star and voted in the top 50 gastropubs in the country. If you're looking for a supermarket then Royston has a Tesco, Marks & Spencers, Morrisons and Aldi.

If you don't know Barkway, take a visit today, you may well want to make this your forever home!

