



10 Abbotts Close, Litlington, SG8 0QQ



# Asking Price: £650,000

## Freehold

Abbotts Close, Litlington, SG8 0QQ

- Detached House
- Four Bedrooms
- Three Reception Rooms
- Kitchen / Dining Room
- Separate Utility Room
- Single Garage
- Extensive Driveway
- Cul de Sac Location
- Freehold
- Energy rating TBC

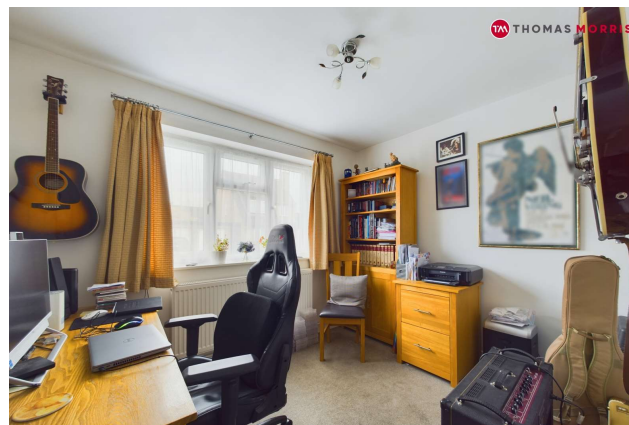
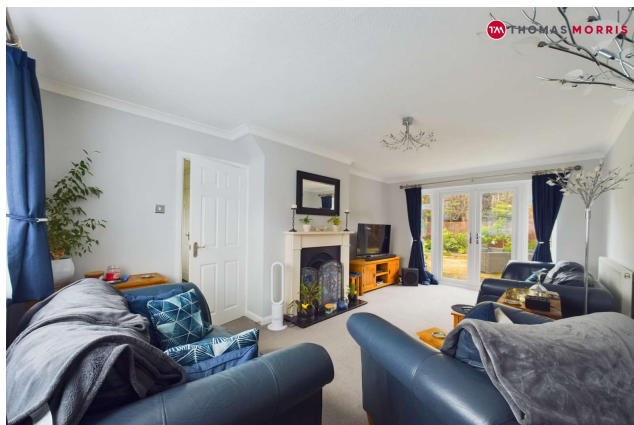
Experience serene living in this secluded cul-de-sac, where this surprisingly spacious home offers a harmonious blend of comfort and versatility. The ground floor features a light-filled dual-aspect lounge perfect for relaxing, a sizable study ideal for working from home, and a generous kitchen/dining room that encourages gatherings and shared meals. The additional playroom/gym space, utility room, and guest WC provide convenience and flexibility, with direct access to the single garage for added storage and parking.

Upstairs, you'll find four spacious double bedrooms designed to accommodate families or guests, along with a well-appointed family bathroom. The loft has been thoughtfully converted and includes a window, providing a versatile area perfect for a home office or creative space.

The outdoor areas are equally inviting. At the rear, a private garden offers lush greenery with a central lawn and multiple patio areas for outdoor dining and relaxation. At the front, a large driveway ensures ample parking for multiple vehicles.

This home invites you to experience quiet living with generous spaces, both inside and out. Schedule a viewing today to truly appreciate all it has to offer.

Local Authority: South Cambridgeshire District Council  
Council tax Band: E



# Accommodation

Entrance Hall 9'11" x 2'8" (3.02m x 0.81m).

Hallway 13'6" x 3'10" (4.11m x 1.17m).

Living Room 11'7" x 18'11" (3.53m x 5.77m).

Dining Room / Kitchen 21'3" x 9'11" (6.48m x 3.02m).

Office 10'4" x 8'1" (3.15m x 2.46m).

Gym / Play Room 8'7" x 11'7" (2.62m x 3.53m).

Utility Room 8'6" x 5' (2.6m x 1.52m).

Garage 8'6" x 17'1" (2.6m x 5.2m).

WC 6'9" x 2'11" (2.06m x 0.9m).

Landing 14'5" x 2'9" (4.4m x 0.84m).

Bedroom 11'6" x 13'11" (3.5m x 4.24m).

Bedroom 10'9" x 9'11" (3.28m x 3.02m).

Bedroom 10'3" x 8'11" (3.12m x 2.72m).

Bedroom 7'11" x 9'10" (2.41m x 3m).

Bathroom 9'9" x 5'9" (2.97m x 1.75m).

Loft Room 20'11" x 6'3" (6.38m x 1.9m).



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**Thomas Morris**

6 Melbourn Street, Royston, Hertfordshire, SG8

7BZ

T: 01763 243331

enquiries@tm-royston.co.uk

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