



King James Way, Royston SG8 7EF

welcome to

King James Way, Royston

An opportunity to purchase a spacious and well-presented extended three bedroom detached family home that is situated in this highly sought-after location close to Royston Town Centre. With single garage, secluded rear garden, and off-road parking, viewing is highly recommended.



Door To Entrance Lobby

Built in cloaks cupboard. Double glazed window to front. Door to entrance hall.

Entrance Hall

Stairs off to first floor landing with understair storage cupboard. Radiator. Built in cupboard. Doors to:

Cloakroom

Suite comprising low flush WC, wash hand basin, part tiled walls, heated towel rail, built in cupboard, window to side, recess lighting.

Lounge

17' 1" max x 10' 7" max (5.21m max x 3.23m max)

Spacious lounge with feature electric fireplace with remote control, radiator, double glazed window to front.

Arch to music room.

Music Room

10' 11" x 8' 4" (3.33m x 2.54m)

Double doors to kitchen/diner.

Kitchen/Diner

16' 9" x 9' 7" plus door recess (5.11m x 2.92m plus door recess)

Lovely fitted open plan kitchen/diner comprising built in oven and hob with extractor over, 1 1/1 bowl sink unit with mixer taps and work surface surrounds, generous range of base and wall units, built in dishwasher, radiator, tiled splashback, recess lighting, double glazed window to rear, sliding double glazed doors to rear garden. Opens onto utility area.

Utility Area

10' 2" max x 8' max (3.10m max x 2.44m max)

Space and plumbing for automatic washing machine and tumbledryer. plumbed in water softener, range of base and wall units. Integrated fridge/freezer. Door to side hall. Door to entrance hall.

Side Hall

Double glazed door and window to side.

First Floor Landing

Hatch to loft which houses gas boiler. Airing cupboard. Double glazed window to side.

Bedroom One

12' max x 11' 1" plus depth of wardrobes (3.66m max x 3.38m plus depth of wardrobes)

Double built in wardrobes to one wall. Radiator. Twin double glazed windows to rear. Door to en-suite.

En-Suite

Suite comprising bath with shower over, wash hand basin set into vanity unit with cupboards below, concealed cistern WC, wall cupboards and mirror, heated towel rail, part tiled walls, double glazed window to side.

Bedroom Two

13' 4" max x 9' max (4.06m max x 2.74m max)

Plus depth of wardrobes.

Built in wardrobes. Radiator. Double glazed window to front.

Bedroom Three

10' 5" max x 7' 9" max (3.17m max x 2.36m max)

Fitted cupboards. Radiator. Double glazed window to front.

Bathroom

Suite comprising shower cubicle, low flush WC, wash hand basin set into vanity unit with cupboards below, part tiled walls, heated towel rail, double glazed window to side.

Outside Garage

To the side of the property there is a single garage with light and power, with covered side hall in between. Infront of this is a large paved driveway providing off-road parking.

Rear Garden

To the rear there is a lovely secluded rear garden with paved patio area to the side leading to landscaped lawn with flower beds to borders, fence surround, gate for side access, and shed. Access to garage.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

King James Way, Royston

- Spacious and well-presented extended detached family home.
- Highly sought-after location close to Royston Town Centre.
- Three good sized bedrooms with en-suite to principal.
- Lounge leading through to music room.
- Lovely open-plan kitchen/diner with adjoining utility.

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£625,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110474 - 0009

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