



**Kneesworth Street, Royston, SG8 5AB**

**welcome to**

**Kneesworth Street**

An extremely spacious extended detached home situated in a secluded location within a short walk of Royston Town centre and mainline station. Accommodation includes four large double bedrooms, Superb open plan fitted kitchen/breakfast room, three receptions and stunning playroom or potential annex



### **Covered Entrance**

Double doors to:

### **Entrance Hall**

Double doors to:

### **Reception Hall**

Spacious reception hall with turning stair case to first floor/landing. Under stairs cupboard. Double radiator. Ceiling coving.

### **Cloak Room/ Shower Room**

Suite comprising shower cubicle. Low flush W/C. Wash hand basin set in to vanity unit. Double glazed window to side. Heated towel rail. Radiator. Under floor heating.

### **Lounge**

20' 8" x 17' 5" ( 6.30m x 5.31m )

Spacious dual aspect lounge with views to the garden. Feature living wood burning fire place with marble hearth. Double glazed window to the rear. Patio doors to garden. Three radiators. Opens on to:

### **Dining Area**

16' 6" x 11' 8" ( 5.03m x 3.56m )

Feature Georgian style fireplace. Marble hearth with inset gas living flame fire. Radiator. Opens on to lounge. Door through to:

### **Family Room**

36' 3" x 16' 9" ( 11.05m x 5.11m )

Super open plan family room with potential to convert to an annex. At one end of the family room there is a kitchen area with a range of units and stainless steel sink. There is also a door leading off to a shower room with tiled shower cubicle, Low flush W/C , Wash hand basin and wall tiling. Underfloor heating.

### **Study**

10' 4" x 9' 9" ( 3.15m x 2.97m )

Dual aspect room with double glazed window to front and side. Double radiator. Range of bespoke fitted shelves and desk.

### **Kitchen/ Breakfast Room**

28' 1" x 20' narrowing to 11ft ( 8.56m x 6.10m narrowing to 11ft )

A superb fitted kitchen/ breakfast room with generous range of base and wall units with Korean work surface surrounds. "Schott Ceran" touch sensitive hob with extractor hood over. Brushed stainless steel double ovens , Microwave and separate steam oven. Central island breakfast bar with space for at least four stalls and integrated wine cooler. Double glazed windows to side and French doors leading to the rear garden. Opening on to further family area incorporated within the kitchen/breakfast room which has double glazed windows to the garden.

### **Utility Room**

11' 6" x 7' 10" ( 3.51m x 2.39m )

Well fitted with a range of cupboards and stainless steel sink unit with mixer taps. Potterton Promax SL gas boiler supplying central heating and domestic hot water. Space and plumbing for automatic washing machine and dishwasher. Double radiator. Double glazed window to side. Door to rear lobby. Doors off to the garden and garage. Double glazed port hole window to side.

### **First Floor/landing**

Turning stair case from entrance hall . Spacious landing with airing cupboard housing hot water tank. Hatch to loft. Radiator. Double glazed arch window to side.

### **Master Bedroom**

20' 5" x 17' 7" including depth of wardrobes ( 6.22m x 5.36m including depth of wardrobes )

Fitted wardrobes with vanity unit to the majority of one wall. Dual aspect room with double glazed windows to front and side. Three radiators. Ceiling coving. Door to:

### **En-Suite Bathroom**

12' 1" x 11' 1" ( 3.68m x 3.38m )

A stunning en-suite with "duravit" four piece suite comprising corner paneled bath, Shower cubicle, Twin wash hand basin, Low flush W/C, Wall and floor tiling, Radiator. Under floor heating, Double glazed window to rear garden.

### **Bedroom Two**

16' 8" x 12' 1" ( 5.08m x 3.68m )

Double glazed window to side. Radiator. Door to:

### **En-Suite**

Superbly presented den-suite with tiled shower cubicle, Low flush W/C, Wash hand basin, Chrome towel radiator, Under floor heating, Double glazed window to side.

### **Bedroom Three**

18' 4" x 10' 4" ( 5.59m x 3.15m )

Dual aspect room with double glazed window to front and side. Radiator. Ceiling coving.

### **Bedroom Four**

12' 1" x 12' ( 3.68m x 3.66m )

Radiator. Double glazed window to front,

### **Bathroom**

13' x 8' ( 3.96m x 2.44m )

Suite comprising free standing bath. Large separate shower. Low flush W/C. Wash hand basin. Double glazed window to front. Radiator. Ceiling coving. Underfloor heating.

### **Outside**

The property is situated on a plot approaching 0.3 of an acre (not measured), the gardens extend to the rear and side of the property. A large paved terrace leads to formal lawns extending to the side and rear with a variety of shrubs and trees throughout.

### **Garage**

Double garage with up and over doors. Further generous off road parking.



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welcome to

## Kneesworth Street

- An extremely spacious and well-presented executive detached family home in a secluded central location
- Four large double bedrooms
- Super open plan fitted kitchen/breakfast room
- Three reception rooms
- Superb family room with potential to convert to annex

Tenure: Freehold EPC Rating: D

**£1,350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN105296 - 0008

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