



Royston Avenue, Orton Longueville PETERBOROUGH
Offers in Region of £530,000 Freehold

**Sharman
Quinney**

Key Features



- Detached House
- 4/5 Bedrooms
- Kitchen/Breakfast Room
- Seperate Dining Room
- Garden Room
- Landscaped Rear Garden
- Off Road Parking

The accommodation comprises of, entrance hallway, light and airy living room, separate dining room, adjacent is the garden room which offers wonderful views across the extensive rear garden, kitchen/breakfast room comes with integrated appliances, study perfect for the hybrid worker, inner hallway, downstairs cloakroom wet room and utility room.

As we step upstairs, you'll find the four well-proportioned bedrooms, bedrooms 1 and 2 boast built in wardrobes the additional bedrooms are ideal for the children guests or even home office, refitted shower room.



Outside the extensive rear garden offers a lovely environment for the family to enjoy their outdoor activities together, parking, no problem the driveway provides ample off-road parking for several cars at the front of the property. The property has solar panels on the roof.

****Solar Panels subject to separate negotiation****

Entrance hall

Living Room

5.61m x 3.78m (18'05" x 12'05")

Separate dining room

4.57m x 3.18m (15'0" x 10'05")

Garden Room

4.75m x 3.66m (15'07" x 12'0")

Kitchen

4.17m x 3.40m (13'08" x 11'02")

Study/bedroom 5

4.44m x 2.64m (14'07" x 8'08")

Inner hall

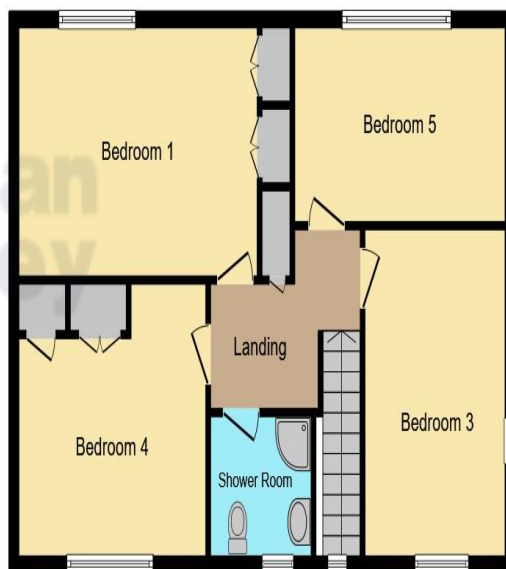
Downstairs cloakroom

Wet room





Ground Floor



First Floor

Utility room

4.55m ex recess x 2.13m ex recess (14'11" ex recess x 7'0" ex recess)

First floor landing

Bedroom 1

5.0m ex wardrobe x 3.18m (16'05" ex wardrobe x 10'05")

Bedroom 2

3.89m x 3.45m inc wardrobe (12'09" x 11'04" inc wardrobe)

Bedroom 3

4.11m x 2.82m (13'06" x 9'03")

Bedroom 4

4.47m x 2.54m (14'08" x 8'04")

Shower room

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To view this property call Sharman Quinney on:
01733 346111

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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