



**Oliver
Minton**
Sales & Lettings

**1 St. Marys Park,
Royston**

Herts SG8 7XB

Offers In The Region Of £857,500

Built approximately 24 years ago by Westbury Homes, this is a superbly appointed 2500 sq ft 5 bedroom detached family house in a great Royston town centre location, convenient for all the shopping and social amenities and mainline railway station. Stylishly presented accommodation comprises: reception hall, study, living room, family room, large kitchen/diner, utility room, master bedroom with en-suite bathroom, 4 further double bedrooms, one with private en-suite shower room and further 'Jack & Jill' family bathroom. Outside there is a detached double garage with driveway, a detached workshop and westerly facing rear garden.





GROUND FLOOR

ENTRANCE HALLWAY

Double glazed wooden door, alarm system, vast storage cupboard under stairs, radiator, heating controls, smoke detector, access to all downstairs accommodation.

CLOAKROOM 1.54 x 1.16 (5'0" x 3'9")

Obscure uPVC double glazed window to front, partially-tiled walls, radiator, wash hand basin with pedestal, low level flush WC, tiled flooring.

STUDY 3.49 x 3.06 (11'5" x 10'0")

uPVC double glazed window to front, radiator.

LIVING ROOM 6.22 x 4.4 (20'4" x 14'5")

Feature gas fireplace with surround, large uPVC double glazed bay window to front, two radiators, TV point, dimming lights, double doors from hallway.

FAMILY ROOM 4.39 x 2.90 (14'4" x 9'6")

uPVC double glazed window to rear, wall lights, large radiator, fitted units.





KITCHEN / DINER 6.05 x 5.12 (19'10" x 16'9")

Excellent range of fitted wall, base and drawer units with fitted worktops, 4-ring gas hob with cooker hood above, integrated fridge/freezer and double oven, integrated dishwasher, sink with drainer, two radiators, access to dining room and utility, uPVC double glazed patio doors to rear.

UTILITY ROOM 3.06 x 1.79 (10'0" x 5'10")

Units with worktop over, sink and drainer, double-glazed door to the side, radiator, wall-mounted gas fired boiler.

FIRST FLOOR

SPACIOUS LANDING

Access to all rooms, radiator, airing cupboard, double socket, smoke detector.

BEDROOM ONE 4.65 x 3.59 (15'3" x 11'9")

uPVC double glazed window to rear aspect, fitted air conditioning unit, built in double wardrobes, radiator, leading to:

EN-SUITE BATHROOM

Obscure uPVC double glazed window to rear, partially tiled walls, shower cubicle, bath, low level flush WC, pedestal hand basin, towel rail, shaving point

BEDROOM TWO 3.12 x 3.08 (10'2" x 10'1")

uPVC double glazed window to front aspect, radiator, built in wardrobe, loft access, access to:

EN-SUITE SHOWER ROOM

Low level flush WC, shower cubicle, wash hand basin with pedestal, partly tiled, obscure uPVC double glazed window to side aspect.

BEDROOM THREE 3.85 x 2.88 (12'7" x 9'5")

uPVC double glazed window to rear aspect, built in wardrobe, double sockets, radiator.

BEDROOM FOUR 3.8 x 3.29 (12'5" x 10'9")

uPVC double glazed window to front, built in wardrobe, radiator, 'Jack and Jill' to family bathroom.





BEDROOM FIVE 3.86 x 2.85 (12'7" x 9'4")

uPVC double glazed window to front, built in cupboard, radiator.

FAMILY BATHROOM

Obscure uPVC double glazed window to side aspect, low level flush WC, wash hand basin with pedestal, towel rail, bath, shower cubicle and mains shower, partly tiled, shaver point, 'Jack and Jill' to bedroom four

FRONT DRIVEWAY

Block paved driveway with parking for several vehicles.

DOUBLE GARAGE 5.3 x 2.62 (17'4" x 8'7")

Up and over door. Power and lighting. Garage has been divided via a partition wall which can be removed.

ATTRACTIVE REAR GARDEN

Westerly facing garden with a large patio area, artificial lawn, electrical awning, side gates at both sides, tap, and double sockets. Large and impressive workshop, plus large shed.

WORKSHOP 4.73 x 2.88 (15'6" x 9'5")

Power and lighting. Fully insulated, single glazed window to front looking into rear garden. Fitted base units with roll edge work tops, sink and drainer unit. Fitted air conditioning unit. Separate electric box and double sockets.

SHED

Power and lighting.

AGENTS NOTE

All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>





MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

Ground Floor
Area: 94.2 m² ... 1015 ft²



First Floor
Area: 95.5 m² ... 1028 ft²



Tenure: Freehold

Council Tax Band: G

Viewing Arrangements:

Strictly by appointment

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View all our properties at www.oliverminton.com

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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