

35 Royce Road Alwalton PE7 3UR

A well presented, spacious, extended detached house situated in a sort after idyllic village location, presented to a high standard throughout.

This property comprises of;

Ground Floor- entrance hall, lounge/diner, kitchen/breakfast area, utility area, study, games room and downstairs cloakroom. Integral double garage.

First Floor- landing, six double bedrooms, en-suite to master bedroom, and family bathroom.

Outside - driveway to the front providing off-road parking leading to the integral double garage. Enclosed rear garden. Mainly laid to grass/decking with mature shrubs and bushes and summer house/studio with power and lighting.

Tenure: Freehold Council Tax Band: E





















Lounge/Diner 23'3" x 14'0" (7.10m x 4.27m)

Kitchen/Breakfast Area 14'9" x 12'11" (4.50m x 3.95m)

Games Room 12'11" x 10'3" (3.96m x 3.14m)

Study 9'1" x 6'6" (2.78m x 2.00m)

Utility Area 15'9" x 5'1" (4.82m x 1.56m)

Downstairs Cloakroom 5'8" x 4'0" (1.73m x 1.24m)

Integral Double Garage 15'7" x 13'1" (4.75m x 4.00m)

Landing

Bedroom One - Master 14'9" x 11'11" (4.51m x 3.65m)

En-Suite 11'6" x 5'6" (3.52m x 1.69m)

Bedroom Two 12'11" x 10'4" (3.96m x 3.16m)

Bedroom Three 12'5" x 9'4" (3.79m x 2.86m)

Bedroom Four 11'10" x 7'11" (3.61m x 2.42m)

Bedroom Five 9'4" x 9'3" (2.86m x 2.84m)

Bedroom Six 10'5" max x 11'10" max (3.19m max x 3.61m max)

Bathroom 8'3" x 7'0" (2.53m x 2.15m)







Floor Plan Area Map



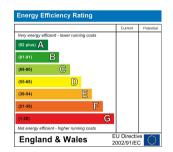
Viewing

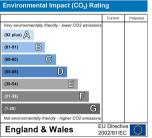
Please contact our Orton Office on 01733 852257

if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



48b Church Drive, Orton Waterville
Peterborough, PE2 5HE
T: 01733 852257
E: orton@firminandco.co.uk