



35 Royce Road

Alwalton PE7 3UR

Offers in the region of £485,000

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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





Entrance Hall

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



Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

