



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;

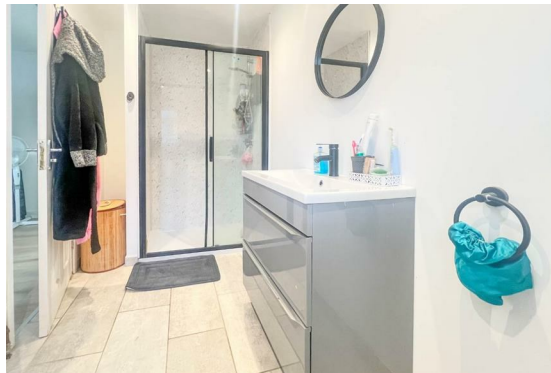
Ground Floor- entrance hall, lounge/diner, kitchen/breakfast area, utility area, study, games room and downstairs cloakroom. Integral double garage.

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





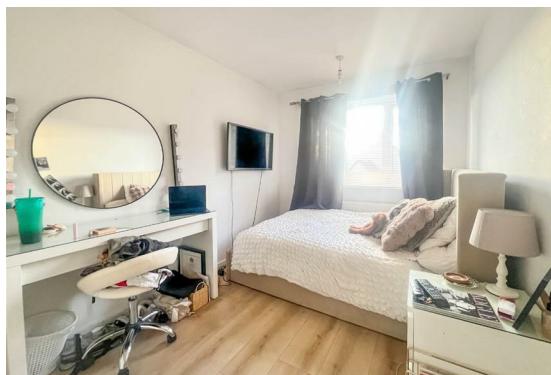
Entrance Hall

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.

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.



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Area Map



Energy Efficiency Graph

