

3 Orchard Drive,  
Royston S71 4TB

£325,000



A FANTASTIC, TASTEFULLY DECORATED, DETACHED FAMILY HOME WITH TWO RECEPTION ROOMS, FOUR DOUBLE BEDROOMS, OFF ROAD PARKING AND AN ENCLOSED PRIVATE REAR GARDEN.  
FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING C

PAISLEY  
PROPERTIES

**ENTRANCE HALLWAY 14'11" x 3'8"**

You enter the property through a composite door into an inviting hallway which has attractive genuine wood flooring underfoot and spotlights to the ceiling. There is space to remove outdoor clothing and shoes. Doors lead to the lounge, downstairs W.C., dining kitchen and family room.

**LOUNGE 10'8" x 17'7" max**

Positioned to the front of the property with a window overlooking the quiet cul de sac, this light and airy lounge is decorated in grey tones and has ample space for lounge furniture. There are spotlights to the ceiling and a carpeted staircase to one corner leading to the first floor landing.

**FAMILY ROOM 8'5" x 20'6" max**

This fabulous, versatile living space which was originally the garage incorporates a second lounge area and dining room for the current owners but could equally be used as a games room or playroom. A set of double doors with attractive glazed panels open up into the hallway creating a wonderful entertaining space.

**DOWNSTAIRS WC 2'9" x 4'9" max**

This practical downstairs W.C. is fitted with a white contemporary suite comprising of a rectangular wall mounted hand wash basin with tiled splashback and a circular pan low level W.C.. There are cream ceramic floor tiles underfoot and spotlights to the ceiling complete the look. A door leads into the hallway.



### **DINING KITCHEN 16'7" x 9'7" max**

Running along the rear of the property with a window offering garden views and a set of french doors opening out to the garden, this spacious dining kitchen is fitted with beech effect base and wall units, black quartz worktops, mosaic tiled splashbacks and a stainless steel sink with drainer and mixer tap. Cooking facilities comprise of a five burner gas hob with a stainless steel chimney hood extractor fan over and an electric fan oven. There is space to include an integrated microwave oven and there is an integrated tall fridge freezer and dishwasher. Cream ceramic floor tiles and spotlights complete the room. There is plenty of room to accommodate a dining table. Doors lead to the utility room and hallway.



### **UTILITY ROOM 7'4" x 5'8" max**

Located off the kitchen and carrying on the same theme of beech effect units, quartz worktops, mosaic splashbacks and a stainless steel sink, this useful utility space has plumbing for a washing machine. Ceramic tiles underfoot and spotlights complete the look. A window looks out into the garden and an exterior door leads to the garden, an internal door leads to the kitchen.

### **FIRST FLOOR LANDING 6'5" x 6'5" max**

A carpeted staircase ascends from the lounge to the first floor landing, the staircase has a side facing window allowing natural light to flood in. There is a hatch giving access to the loft. Doors lead to the four bedrooms and house bathroom.

### **BEDROOM ONE 17'8" x 13'10" max**

This spacious master suite is located to the front of the property with a window overlooking the quiet cul de sac. It benefits from fitted maple effect wardrobes and matching items of freestanding bedroom furniture. Doors lead to the en suite and landing.



**EN SUITE 8'4" x 3'10" max**

This generous en suite is fitted with a walk in waterfall shower, a low level W.C. and a curved gloss white vanity wash basin with drawers under. Attractive slate grey tiles with a decorative border adorn the walls and co-ordinating wood grain effect ceramic tiles are underfoot. A sparkly PVC ceiling with spotlights and a chrome heated towel radiator completes the room. An obscure side facing window allows light to enter and a door leads into the bedroom.



### **BEDROOM TWO 12'0" x 11'2" max**

Positioned to the front of the property again with a window looking out over the cul de sac, this spacious double bedroom has an abundance of space for freestanding bedroom furniture and is neutrally decorated. A door leads onto the landing.



### **BEDROOM THREE 12'9" x 8'7" max**

This third double bedroom can be found to the rear of the property and enjoys garden views from its window. It benefits from walnut effect fitted wardrobes to one wall and there is still further space for freestanding items of furniture. A door leads onto the landing.



### **BEDROOM FOUR 9'7" x 8'8" max**

This fourth double bedroom, which has neutral décor, is positioned to the rear of the house again with views of the garden from its window. Mirror sliding wardrobes to one wall offer a vast amount of storage. A door leads onto the landing.



### **BATHROOM 6'3" x 6'1" max**

This attractively presented house bathroom is fitted with a three piece white suite comprising of a low level W.C., a large vanity hand wash basin unit with curved drawers and a bath with a waterfall shower over. The room is fully tiled in driftwood effect tiles which give a real luxury feel which continues onto the floor. A chrome heated towel radiator and spotlights complete the scheme. A door leads to the landing.



### **FRONT & PARKING**

The property sits at the head of a cul de sac of just three houses, it has three parking spaces to the front and a well-established open garden space, full of colour in summer months.

### **REAR GARDEN**

To the rear of the property and stretching round to one side is a good sized garden which has patio areas, a lawn and well established planted shrubs to the perimeter. There is a summer house and a corner pergola seat adding interest. Down the side of the property there are two sheds for storing garden items and there is space to store the refuse bins for the property neatly tucked away from sight.

### **~ Agent Notes ~**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

### **~ Paisley Properties ~**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

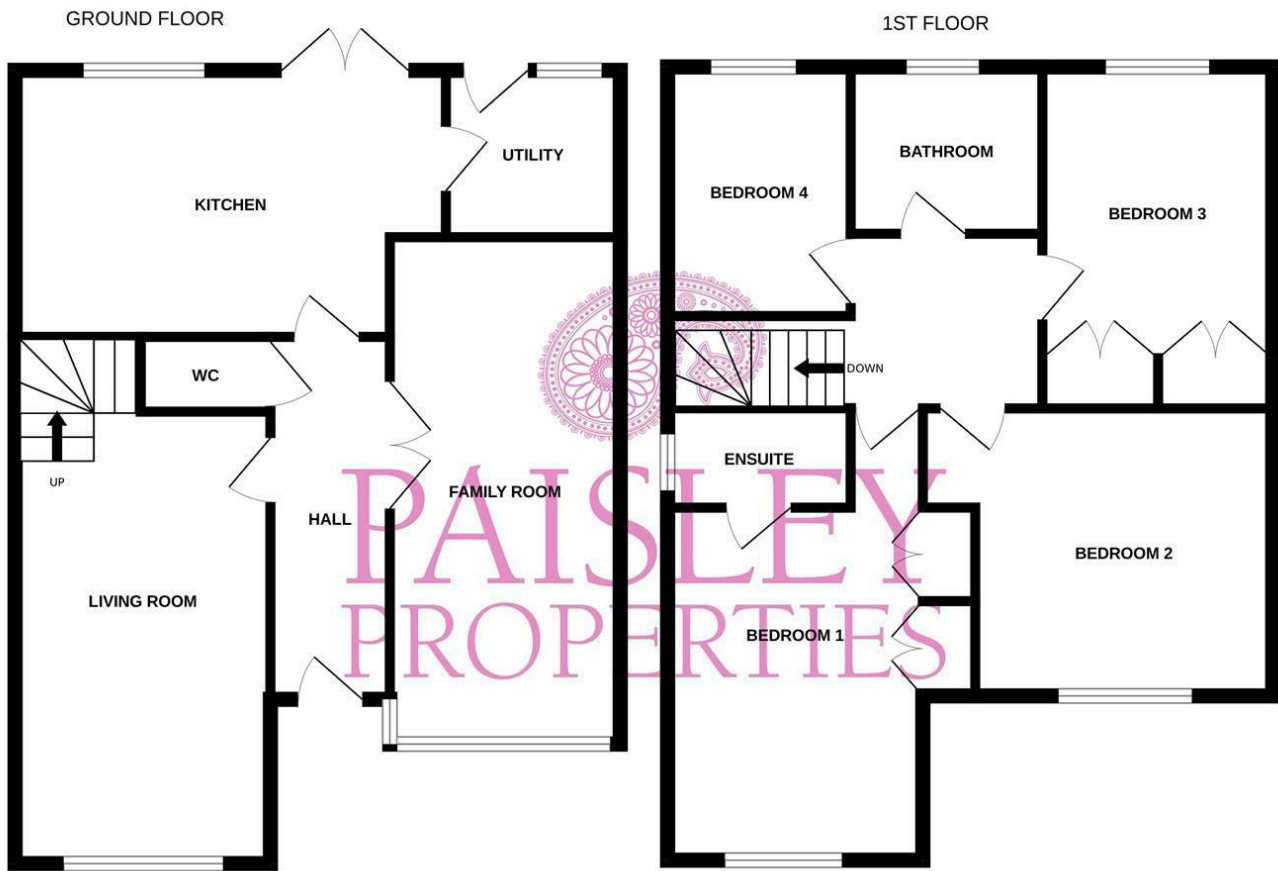
### **~ Paisley Mortgages ~**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

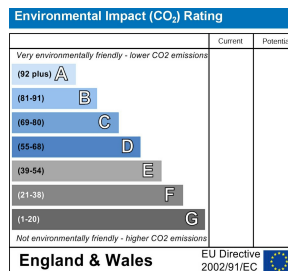
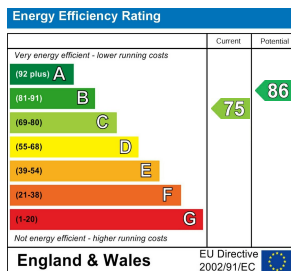
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **~ Paisley Surveyors ~**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

**Skelmanthorpe Office:**  
 17 Commercial Road,  
 Skelmanthorpe, HD8 9DA  
 t: 01484 443893

**Almondbury Office:**  
 75-77 Northgate,  
 Almondbury, HD5 8RX  
 t: 01484 443922

**Mapplewell Office:**  
 4 Blacker Road,  
 Mapplewell, S75 6BW  
 t: 01226 395404

