



**Connells**

Town Green Road  
Orwell, Royston



Town Green Road,  
Orwell, Royston, SG8 5QJ

For Sale Guide Price  
**£750,000 - £770,000**



Set in the charming village of Orwell lies this modern family home with gated parking boasting a open plan kitchen/dining/family area opening to the private rear garden, separate lounge with log burner, five bedrooms including a refitted ensuite and bathroom.

### Entrance Hall

Door to side, under stairs cupboard, under stairs storage, stairs to landing.

### Refitted Cloakroom

Vanity wash hand basin, WC, part tiled, extractor fan, spot lights.

### Kitchen/Dining/Family Room

17' 11" Max x 29' 8" ( 5.46m Max x 9.04m )

Window to rear, fitted kitchen with a range of wall and base units, complementary work surface, one and a half inset sink and drainer, tiled splash back, electric eye level oven and combi oven, induction hob, stainless steel cooker hood, integrated fridge/dishwasher, Island with breakfast bar, door to side, two french doors to rear, spot lights, three radiator.

### Utility Room

5' 10" x 5' 10" ( 1.78m x 1.78m )

Window to side, wall and base units, work surface, stainless steel sink and drainer, plumbing for washing machine, spot lights, radiator.

### Lounge

20' 4" x 12' 8" ( 6.20m x 3.86m )

Two windows to front, Log burner, spot lights, two radiators.

### Landing

Stairs to entrance hall, Velux window to side, loft access, airing cupboard, spot lights.



## Bedroom One

16' 4" Max x 12' 11" ( 4.98m Max x 3.94m )

Two windows to front, two double fitted wardrobes, two radiators, restricted head height.

## Refitted Ensuite

Window to rear, double shower cubicle, vanity wash hand , WC, extractor fan, spot lights, chrome heated towel rail, restricted head height.

## Bedroom Two

15' 8" Max x 10' ( 4.78m Max x 3.05m )

Window to front, radiator, restricted head height.

## Bedroom Three

12' 8" x 10' ( 3.86m x 3.05m )

Window to front, radiator, restricted head height.

## Bedroom Four

11' 8" x 7' 9" ( 3.56m x 2.36m )

Window to rear, radiator, restricted head height.

## Bedroom Five

8' 7" x 5' 10" ( 2.62m x 1.78m )

Velux window to rear, radiator, restricted head height.

## Refitted Bathroom

Velux window to side, bath with mixer tap and shower over, vanity wash hand basin, WC, chrome heated towel rail.

## Front Garden

Fence and hedge enclosed, gate access, lawn, mature borders, driveway.

## Rear Garden

Fence enclosed, extended patio area, laid to lawn, planted borders, mature tree, side patio with pergola, outside light and tap, double power socket, personnel door to garage, oil tank and boiler, two gates to front,

## Garage And Parking

Single garage with up and over door, light and power, door to garden, ample gated driveway parking















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 Band: F

Tenure: Freehold

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