



35 Royce Road, Alwalton, PE7 3UR

£500,000

A well presented Six bedroom detached home in the idyllic village of Alwalton, Peterborough.

A fantastic detached family home in the village location of Alwalton. The property comprises of great living space throughout. The ground floor offers three reception rooms in addition to a great sized kitchen/diner. There is a downstairs WC with access to the double garage.

Upstairs there are Five double bedrooms with the Master having an ensuite, with built in wardrobes, a family bathroom and loft access from the landing with airing cupboard.

There are front and rear gardens with driveway to double garage both gardens linked with side gated access, mature with shrubbed borders and edges, mature trees and a non-overlooked rear garden.

Alwalton village itself has a local shop, a well renowned pub/restaurant and is within easy access to Peterborough City Centre, great rail links both North and South and close to the A1.



Hallway

17'04 x 5'08 (5.28m x 1.73m)

Double glazed door to front aspect and windows to front and side aspect, laminate flooring, wall mounted radiator, stairs to first floor,

Study

9'02 x 6'04 (2.79m x 1.93m)

Double glazed window to front aspect, wall mounted radiator and wood flooring.

Games Room

13'05 x 10'04 (4.09m x 3.05m;1.22m)

Double Glazed window to front and side aspect, laminate flooring. wall mounted radiator, sliding doors leading to lounge area

Lounge Area

16'03 x 13'11 (4.95m x 4.24m)

Open living area with doors leading to games room, double glazed windows to rear aspect, fire place with gas fire, wall mounted radiators, laminate flooring, open to dining area

Dining Area

7'00 x 13'11 (2.13m x 4.24m)

laminate flooring, open to dining area and kitchen area.

Kitchen Area

15'08 x 13'11 (4.78m x 4.24m)

Fitted kitchen comprising of matching wall and base units with worksurface over housing stainless steel sink with splash backs, electric double oven, extractor fan, breakfast island with built in cupboards, built in dishwasher, space for fridge/ freezer , tiled flooring, and double glazed window to rear and door leading to an enclosed garden .

Inner hallway

5'10 x 3'09 (1.78m x 1.14m)

Space for your coats walkway through to utility room and door leading to garage

Utility Room

8'08 x 3'10 (2.64m x 1.17m)

Space for washing machine and built in sink and cupboards door to downstairs wc

Downstairs Cloakroom

7'06 x 3'10 (2.29m x 1.17m)

Upvc window to side wc , sink and radiator

Integral Double Garage

15'04 x 13'01 (4.67m x 3.99m)

Double garage with electric doors, power, lighting and plumbing. Storage cupboard and central heating boiler.

Landing

10'00 x 2'11 (3.05m x 0.89m)

With stairs rising from ground floor, airing cupboard, loft hatch access and double glazed window to front aspect, door leading to all rooms and inner hallway

Inner Hallway

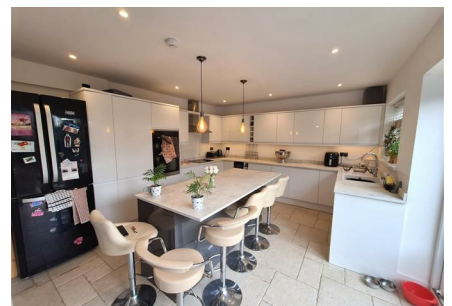
13'00 x 3'01 (3.96m x 0.94m)

Leading to further 3 Bedrooms, and built in cupboards

Master Bedroom

14'09 x 11'08 (4.50m x 3.56m)

Double glazed window to rear, laminate flooring, radiator, door to ensuite



Ensuite to master

11'05 x 5'06 (3.48m x 1.68m)

Double glazed window to side, Shower cubicle, hand basin with underneath cupboard, bd, wc , radiator , tiled flooring

Bedroom 2

12'10 x 10'03 (3.91m x 3.12m)

Double glazed window to front, laminate flooring, radiator, built in wardrobe

Bedroom 3

11'11 x 9'02 (3.63m x 2.79m)

Double glazed window to rear, laminate flooring, radiator, built in wardrobe

Bedroom 4

12'04 x 9'02 (3.76m x 2.79m)

Double glazed window to front laminate flooring, radiator,

Bedroom 5

10'04 x 8'05 (3.15m x 2.57m)

Double glazed window to rear, laminate flooring, radiator, built in wardrobe

Bedroom 6

9'05 x 9'03 (2.87m x 2.82m)

Double glazed window to rear, laminate flooring, radiator, built in wardrobe

Family Bathroom

8'02 x 7'00 (2.49m x 2.13m)

Fitted suite comprising of bath with mixer taps and shower over, wash hand basin, low level WC, recessed spot lights, added storage cupboards, built in mirror, laminate flooring, wall mounted radiator and double glazed window rear aspect.

Outside

With a patio area from rear door, laid to lawn, with bordered edges, mature trees, fruit trees and side aspect gate leading to front, Front driveway providing off road parking for several vehicles, and driveway leading to double garage.

Garden Room

15'03 x 9'08 (4.65m x 2.95m)

Window and door to front, full electrics,



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(11-91) A				(11-91) A			
(91-81) B				(91-81) B			
(81-69) C				(81-69) C			
(69-55) D				(69-55) D			
(55-48) E				(55-48) E			
(48-35) F				(48-35) F			
(35-15) G				(35-15) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	