



Thomas Way, Royston SG8 5UT



welcome to

Thomas Way, Royston

A spacious four-bedroom detached family home with the benefit of three reception rooms, kitchen and utility room situated in this sought-after location. With no upward chain, this property should be viewed at the earliest opportunity to avoid disappointment.



Covered Entrance Door To Entrance Hall

Spacious entrance hall with stairs off to first floor landing, radiator.

Cloak Room

Suite comprising low flush W/C, wash hand basin, radiator, double glazed window to side.

Lounge

14' x 11' 6" (4.27m x 3.51m)

Feature fireplace with hearth surround and mantle over, radiator, double glazed bay window to front, multi pane double doors to dining room.

Dining Room

11' 7" x 9' (3.53m x 2.74m)

Radiator, sliding double glazed doors to conservatory.

Kitchen

10' 3" x 8' 9" (3.12m x 2.67m)

Fitted kitchen comprising built in oven and hob, 1.5 bowl sink with mixer taps and work surface surrounds, generous range of base and wall units, wall tiling, double glazed window to rear, double radiator, arch to utility room.

Utility Room

Wall mounted gas boiler for central heating and domestic hot water, stainless steel sink unit with cupboards under, space and plumbing for automatic washing machine, double glazed window to rear and double glazed door to side.

Conservatory

16' max x 11' 11" max (4.88m max x 3.63m max)

Double glazed doors and windows to rear.

Turning Staircase

From entrance hall to first floor landing.

First Floor Landing

Hatch to loft, airing cupboard housing hot water tank.

Bedroom One

10' 11" max x 9' 10" max (3.33m max x 3.00m max)

Fitted wardrobes to one wall, double glazed window to front, radiator, door to ensuite.

Ensuite

Suite comprising low flush W/C, shower cubicle, wash hand basin, radiator, double glazed window to front.

Bedroom Two

10' 8" x 9' 8" (3.25m x 2.95m)

Built in wardrobes, radiator, double glazed window to rear.

Bedroom Three

12' 10" max x 7' 4" (3.91m max x 2.24m)

Built in wardrobes, radiator, double glazed window to rear.

Bedroom Four

7' 10" x 7' 3" plus door recess (2.39m x 2.21m plus door recess)

Radiator, double glazed window to front.

Bathroom

Suite comprising bath with telephone style shower attachment over, low flush W/C, wash hand basin, radiator, wall tiling, double glazed window to side.

Outside Garage

Single garage with up and over door, further off-road parking to the front.

Rear Garden

Secluded rear garden with large paved terrace leading to lawned area with a variety of shrubs and trees and fence surround, gate for side access.



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welcome to

Thomas Way, Royston

- Spacious detached family home in sought-after location.
- Four-bedrooms with ensuite to master.
- Three reception rooms.
- Kitchen and utility.
- Garage and off-road parking.

Tenure: Freehold EPC Rating: D

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109645 - 0002

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