



**Field Crescent, Royston, SG8 7LB**



**welcome to**

**Field Crescent, Royston**

An extremely spacious extended four double bedroom detached family home with four reception rooms and superb open-plan fitted kitchen/diner. Viewing is recommended at the earliest opportunity to fully appreciate this superb family home.



### **Door To Entrance Hall**

Extremely spacious entrance hall with stairs off to first floor landing and twin double glazed windows to front

### **Cloakroom**

Suite comprising low flush WC, wash hand basin, radiator, double glazed window to side.

### **Shower Room**

Suite comprising large shower cubicle with sliding door, wash hand basin, extractor fan, double glazed window to side, radiator.

### **Sitting Room**

12' 4" x 12' 9" max ( 3.76m x 3.89m max )  
Feature fireplace with hearth and surround and mantle over, radiator, double glazed double doors to conservatory.

### **Family Room**

13' 7" x 9' 5" ( 4.14m x 2.87m )  
Radiator, double glazed window to front, arch opening to kitchen/diner, doors to utility room.

### **Conservatory**

13' 4" x 11' 10" ( 4.06m x 3.61m )  
Double glazed doors and windows to rear.

### **Kitchen/Diner**

23' 9" x 11' 8" ( 7.24m x 3.56m )  
Lovely dual aspect kitchen with mixer taps and work surface surrounds, generous range of base and wall units, space and plumbing for dishwasher, space for range and for large American style fridge/freezer, feature central island, double radiator, wall and floor tiling, double glazed double doors to rear garden.

### **Utility Room**

11' 9" x 7' 3" max ( 3.58m x 2.21m max )  
Comprising 1 1/2 bowl sink with mixer taps and work surface surrounds, range of base and wall units, wall mounted gas boiler, double glazed window to rear.

### **Staircase To First Floor**

Radiator, hatch to loft, generous range of fitted storage cupboards. The landing opens onto a very useful study area.

### **Study Area**

10' 9" x 7' max ( 3.28m x 2.13m max )

### **Bedroom One**

17' x 9' 8" ( 5.18m x 2.95m )

Large dual aspect room with fitted wardrobes with mirrored doors, radiator, double glazed window to front and rear, fitted cupboards.

### **Bedroom Two**

10' 9" x 9' 9" plus door recess. ( 3.28m x 2.97m plus door recess. )

Radiator, double glazed window to front.

### **Bedroom Three**

13' 2" max x 10' 11" into eaves ( 4.01m max x 3.33m into eaves )

Twin skylight windows to rear, double glazed window to side.

### **Bedroom Four**

10' 11" x 9' 6" ( 3.33m x 2.90m )

Radiator, double glazed windows to front and side.

### **Bathroom**

Suite comprising bath with mixer taps, concealed cistern WC, twin wash hand basins, bidet, towel radiator, separate radiator, wall tiling, double glazed window to front.

### **Outside**

#### **Rear Garden**

A particular feature of the property is the lovely landscaped rear garden with paved terrace leading to a shaped lawn with a wide variety of shrubs to borders, fence surrounds, gate for side access, personal door to garage. There are a number of outbuildings including a greenhouse, shed and log store.

### **Garage**

Single garage with double doors together with

further off-road parking.



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## Field Crescent, Royston

- Spacious extended detached family home.
- Four double bedrooms.
- Four reception rooms.
- Superb dual-aspect fitted kitchen/diner and separate utility.
- Large family bathroom and ground floor shower room.

Tenure: Freehold EPC Rating: D

**£575,000**



Please note the marker reflects the postcode not the actual property

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