



**Barkway Road, Royston, SG8 9EB**



**welcome to**

## **Barkway Road, Royston**

An opportunity to purchase a spacious and well-presented 4 bedroom detached family home with spacious lounge and separate dining room, lovely fitted kitchen, secluded rear garden, and generous off-road parking to the front. Viewing is highly recommended.



### **Door To Entrance Hall**

Two radiators. Stairs to first floor landing.

### **Cloakroom**

Suite comprising concealed cistern WC, wash hand basin set into vanity unit with cupboards below, radiator, double glazed window to front.

### **Lounge**

16' 2" x 13' ( 4.93m x 3.96m )

Spacious lounge with feature fireplace with hearth surround and mantle over, two radiators, twin double glazed windows to front, wall lighting.

### **Dining Area**

10' 3" x 9' 11" ( 3.12m x 3.02m )

Radiator. Understairs recess. Sliding double glazed double doors to rear garden.

### **Family Room**

18' 6" x 6' 7" ( 5.64m x 2.01m )

Triple skylight windows. Radiator. Double glazed window to rear.

### **Kitchen**

12' 10" x 9' 11" ( 3.91m x 3.02m )

Lovely fitted kitchen comprising sink unit with mixer taps and work surface surrounds, generous range of base and wall units, integral double oven and hob with stainless steel extractor fan over, space and plumbing for automatic washing machine, tumble dryer and dishwasher, space for fridge freezer, recess lighting, double glazed window to rear, airing cupboard.

### **First Floor Landing**

Hatch to loft. Built in cupboard.

### **Bedroom One**

13' 1" x 11' 1" Max ( 3.99m x 3.38m Max )

Including depth of wardrobes to the majority of one wall. Double built in wardrobes to other wall. Radiator. Double glazed window to front.

### **Bedroom Two**

11' 1" x 9' 9" ( 3.38m x 2.97m )

Radiator. Double glazed window to front.

### **Bedroom Three**

9' 10" x 8' 10" ( 3.00m x 2.69m )

Plus depth of cupboards and shelving to one wall. Radiator. Double glazed window to rear.

### **Bedroom Four**

7' 7" x 7' 5" ( 2.31m x 2.26m )

Built in drawers with over head cupboards to one wall. Double glazed window to rear.

### **Bathroom**

Suite comprising large shower cubicle, low flush WC, wash hand basin, heated towel radiator, double glazed window to side.

### **Outside**

#### **Rear Garden**

Secluded rear garden with paved terrace with steps leading to a lawned area and paved area with shrubs to borders and fence surround. Wooden shed.

### **Parking**

Generous off-road parking to the front.



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## Barkway Road, Royston

- Spacious and well-proportioned detached family home in sought-after location.
- Within a few minutes walking distance to Royston town centre.
- 4 bedrooms.
- Spacious lounge.
- Dining area opening onto family room.

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£550,000**



Please note the marker reflects the postcode not the actual property

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