



Old North Road, Royston, SG8 5DT

welcome to

Old North Road, Royston

An opportunity to purchase this extremely spacious 5 bedroom detached family home situated on a good sized plot with a potential self-contained annexe, large double garage, gated driveway, enclosed rear garden, and offering extremely flexible and well-proportioned accommodation.



Door To Entrance Hall

Two radiators. Stairs off to first floor landing. Understairs storage cupboard.

Ground Floor WC

Irregular Shaped Room x (x)

Suite comprising low flush WC, wash hand basin, part tiled walls, floor tiling, glazed window to rear.

Lounge/Diner

26' 5" x 13' 1" (8.05m x 3.99m)

Two feature fireplaces with hearth and surround and mantle over. Two radiators. Double glazed window to front. Double glazed double doors to rear garden. Door to lobby which leads to the garage.

Kitchen

15' 7" x 13' 11" (4.75m x 4.24m)

Fitted kitchen comprising built in oven and gas hob with extractor over, range of base and wall units, sink unit with mixer taps and work surface surrounds, tiled splashback, breakfast bar/ island, integral microwave, space and plumbing for dishwasher, space for fridge/freezer, double glazed window to side and rear. floor tiling. Door to family room. Door to utility room.

Utility Room

10' 3" x 9' (3.12m x 2.74m)

Comprising sink unit with mixer taps and work surface surrounds, range of base and wall units, space and plumbing for automatic washing machine and large fridge/freezer, floor tiling, double glazed window to rear, double glazed door to rear.

Ground Floor Shower Room

Suite comprising low flush WC, wash hand basin, shower cubicle, floor tiling, glazed window to rear.

Family Room

18' 1" x 13' 11" (5.51m x 4.24m)

Spacious family room accessed via the entrance hall and kitchen. Feature fireplace with hearth and surround with mantle over. Double glazed bay window to front. Picture rail and daydo. Wall lighting.

Radiator.

First Floor Landing

Daydo. Radiator. Double glazed window to front.

Bedroom 1

18' 1" x 13' 11" (5.51m x 4.24m)

Spacious bedroom with double glazed box bay window to front, feature fireplace with mantle over, radiator, wall lighting, picture rail, door to en-suite.

En-Suite

Suite comprising walk in shower cubicle, low flush WC, wash hand basin set into vanity unit with cupboards below, wall tiling, radiator, recess lighting.

Bedroom 2

13' 1" x 10' 10" (3.99m x 3.30m)

Spacious bedroom 4/ living room space for annexe with fireplace with mantle over, radiator, double glazed window to front.

Bedroom 3

13' 1" x 12' 8" (3.99m x 3.86m)

Radiator. Double glazed window to rear.

Bedroom 4

8' 11" x 8' 4" (2.72m x 2.54m)

Radiator. Double glazed window to rear.

Family Bathroom

Four piece suite comprising free standing bath, fully tiled walk in shower cubicle, wash hand basin, high flush WC, radiator, part tiled walls, floor tiling, double glazed window to rear.

Bedroom 5/ Annexe Living Room

25' 5" x 23' 6" (7.75m x 7.16m)

Radiator. Eaves storage. Double glazed window to side. Private staircase to side offering private entrance. Door to bedroom/en-suite.

Annexe Bedroom

14' 6" x 12' (4.42m x 3.66m)

Built in storage. Radiator. Double glazed window to rear.

En-Suite

Suite comprising large fully tiled walk in shower cubicle, low flush WC, wash hand basin set into vanity unit with cupboards below, heated towel radiator.

Outside

Rear Garden

To the rear there is an enclosed private rear garden that is predominantly laid to lawn with paved patio terrace, gate for side access. fence surround, timber shed.

Garage/Parking

31' 9" x 23' 6" (9.68m x 7.16m)

To the front of the property there is a large gated driveway providing generous off-road parking for multiple vehicles and electric powered gate. To the side there is an oversize double garage with twin powered up and over doors.



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welcome to

Old North Road, Royston

- Extremely spacious detached family home situated on a good sized plot.
- Spacious lounge/diner and separate family room/study.
- Fitted kitchen with separate utility.
- Ground floor WC and separate shower room.
- 4 bedrooms with en-suite to master.

Tenure: Freehold EPC Rating: D
Council Tax Band: G

£950,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RYN110202 - 0002

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