



Laurie Lane, Royston, SG8 5FW

welcome to

Laurie Lane, Royston

An opportunity to purchase this spacious and well-presented 4 bedroom end of terrace family home with the benefit of landscaped gardens to rear, off-road parking to front, and situated within walking distance to town centre amenities.



Door To Entrance Hall

Radiator. Turning staircase to first floor landing. Built in cupboard.

Cloakroom

Suite comprising low flush WC, wash hand basin set into vanity unit with cupboards below, radiator, floor tiling, cupboards to one wall, glazed window to front.

Lounge

17' 3" x 10' 9" (5.26m x 3.28m)

Spacious lounge with 2 radiators, double glazed windows to front and rear.

Kitchen/Dining Room

Comprising 1 1/2 bowl stainless steel sink unit with mixer taps and work surface surrounds, built tin oven and gas hob with stainless steel extractor hood over, generous range of base and wall units, built tin fridge/freezer and other appliances, tiled splashback, floor tiling, 2 radiators, recess lighting, double glazed window to front and rear, double glazed door and windows to rear garden.

First Floor Landing

Hatch to loft. Double glazed window to rear. Airing cupboard.

Bedroom One

12' 2" x 9' 5" (3.71m x 2.87m)

Radiator. Ceiling fan. Double glazed window to side. Door to en-suite.

En-Suite

Suite comprising fully tiled shower cubicle, low flush WC, wash hand basin with cupboards below, heated towel rail, wall and floor tiling, wall mounted cupboard, recess lighting.

Bedroom Two

15' 6" x 10' (4.72m x 3.05m)

Radiator. Double glazed window to rear.

Bedroom Three

10' 1" x 8' 6" (3.07m x 2.59m)

Radiator. Double glazed window to front.

Bedroom Four

10' 8" x 6' 10" (3.25m x 2.08m)

Radiator. Double glazed window to rear.

Bathroom

Suite comprising bath, low flush WC, wash hand basin, heated towel rail, wall and floor tiling, glazed window to front, recess lighting.

Outside**Rear Garden**

Landscaped rear garden with paved patio area leading to lawned area with gate for side access, fence surround, and wooden shed.

Front Garden

Driveway providing off-road parking for 2 cars, shrubs and trees to borders.



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Laurie Lane, Royston

- Spacious and well-presented end of terrace family home.
- Situated in highly sought-after residential development within walking distance to town centre amenities.
- 4 bedrooms with en-suite to master.
- Open plan kitchen/diner.
- Dual aspect lounge.

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

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RYN110238 - 0003

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