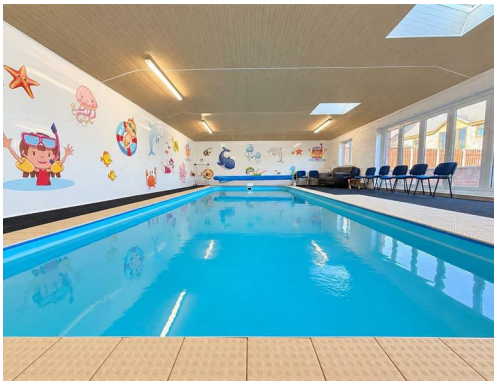
35 Summer Lane, Royston S71 4SE

OFFERS IN THE REGION OF
£575,000















TUCKED AWAY IN THE VILLAGE OF ROYSTON, THIS GENEROUSLY PROPORTIONED FIVE-BEDROOM FAMILY HOME BOASTS AN IMPRESSIVE DETACHED SWIMMING POOL HOUSE AND VERSATILE ACCOMMODATION THROUGHOUT. BENEFITING FROM GAS CENTRAL HEATING, DOUBLE GLAZING, OFF-STREET PARKING AND A BEAUTIFULLY LANDSCAPED, SIZEABLE REAR GARDEN. IDEALLY LOCATED CLOSE TO LOCAL AMENITIES, SCHOOLS AND EXCELLENT TRANSPORT LINKS.

FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING TBC

PAISLEY
PROPERTIES

ENTRANCE PORCH 6'11" apx x 7'7" apx



The property is entered via a uPVC door into a spacious entrance porch, offering plenty of room for coats, outdoor clothing and shoe storage. Surrounding windows allow plenty of natural light to fill the space, while the vinyl flooring provides a practical and easy-to-clean finish. A further door leads into the main entrance hallway.

INNER HALL 14′8″ apx x 3′7″ max



Entering through a further uPVC door from the entrance porch, you are welcomed into a modern and well-presented hallway. Finished with stylish wood-effect floor tiles, the hallway provides access to the lounge, kitchen and downstairs WC. There is also a useful under-stairs cupboard, offering additional storage.

DOWNSTAIRS W.C 3'5" apx x 2'4" apx



A practical and conveniently located downstairs WC, fitted with a white wash basin and low-level flush toilet. Positioned to the side of the property, the room benefits from a frosted window for natural light and privacy, along with stylish wood-effect herringbone floor tiles. A door leads back into the inner hallway.

LOUNGE 11'8" apx x 13'1" apx





This well-proportioned lounge is a lovely space to relax, featuring a beautiful bay window to the front of the property, overlooking the driveway and allowing natural light to flood the room. A door leads back into the inner hallway.

OPEN-PLAN KITCHEN/ DINING LIVING AREA 18'11" apx x 27'7" apx






At the heart of the home is this fantastic open-plan kitchen, dining and living space, perfectly designed for both family life and entertaining. The kitchen is fitted with cream wall and base units, complemented by brown granite worktops, with a log burner providing an attractive focal point. Integrated appliances include a fridge freezer and washing machine, alongside an electric oven, four-ring gas hob and sink with mixer tap.

There is ample space for a dining table seating six, creating the perfect setting for family meals and entertaining guests. Double sliding doors open directly onto the stunning rear garden, allowing natural light to flood the room and offering lovely views of the outdoor space.

The adjoining living area provides plenty of room to relax and unwind together, making it ideal for everyday family life. Stylish wood-effect herringbone floor tiles add a contemporary finish, while the generous proportions and open-plan layout create a welcoming and versatile space. Combining practicality with style and enjoying a wonderful connection to the garden, this is a superb central hub for the home



FIRST FLOOR LANDING 8′5″ apx 3′5″ apx
The first-floor landing provides access to all five bedrooms and the family bathroom.

BEDROOM ONE 12′8″ apx x 10′7″ apx




This bright and relaxing double bedroom is positioned to the front of the property. The room benefits from built-in wardrobes surrounding the bed, along with additional built-in storage and drawers, providing plenty of practical storage space. There is also room for freestanding furniture. A door leads back onto the first-floor landing.

BEDROOM TWO 9′5″ apx x 9′3″ apx




Bedroom two is a well-proportioned double bedroom, positioned to the side of the property. A frosted window allows natural light into the room while maintaining privacy, with plenty of space for freestanding furniture. A door leads back onto the first-floor landing.

BEDROOM THREE 13'1" apx x 9'3" apx




Bedroom three is a spacious double bedroom positioned to the rear of the property, enjoying lovely views over the stunning rear garden. The room offers plenty of space for freestanding furniture, making it a comfortable and versatile bedroom. A door leads back onto the first-floor landing.

BEDROOM FOUR 2.86 apx x 3.11 apx




Bedroom Four is a generous double bedroom overlooking the rear garden, offering ample room for a range of freestanding furniture. A door provides convenient access to the first-floor landing.

BEDROOM FIVE 6'1" apx 7'9" apx




Bedroom Five is a single bedroom positioned to the front of the property, currently utilised as a home office. A built-in desk provides a practical workspace, while the room offers flexibility for a variety of uses. A door leads back onto the first-floor landing.

HOUSE BATHROOM 7'4" apx x 7'4" apx




House bathroom is fitted with a white three-piece suite, complemented by a separate shower cubicle and mixer taps. The room is positioned to the front of the property and benefits from a frosted window, white tiled surrounds and modern vinyl flooring. There is space for freestanding furniture, with a door leading back onto the first-floor landing.



REAR GARDEN





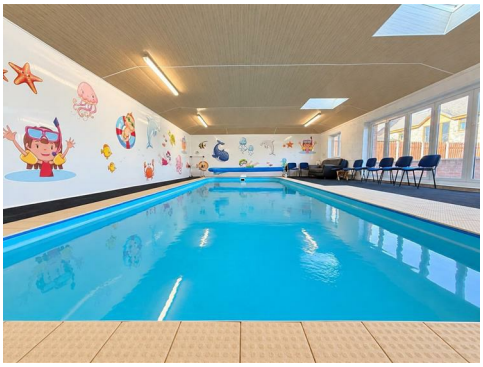


The rear garden is a real highlight of the property, beautifully landscaped on one level with a combination of paved and lawned areas. A private pathway leads through to the pool house, providing easy access while maintaining a sense of privacy. There is plenty of space to relax, enjoy time with family or make the most of the warmer months. The garden is fully enclosed and offers room for gardening, making it a lovely outdoor space to enjoy throughout the year. Because of the size of the garden, there is always an area than attracts the sun, throughout the whole day.

DETACHED INSULATED OUTBUILDING

The detached outbuilding is currently utilised as a home gym, offering a versatile space separate from the main residence. The building is fully insulated and benefits from an electricity supply, making it suitable for year-round use. This additional space could lend itself to a variety of purposes, depending on the needs of the new owners.

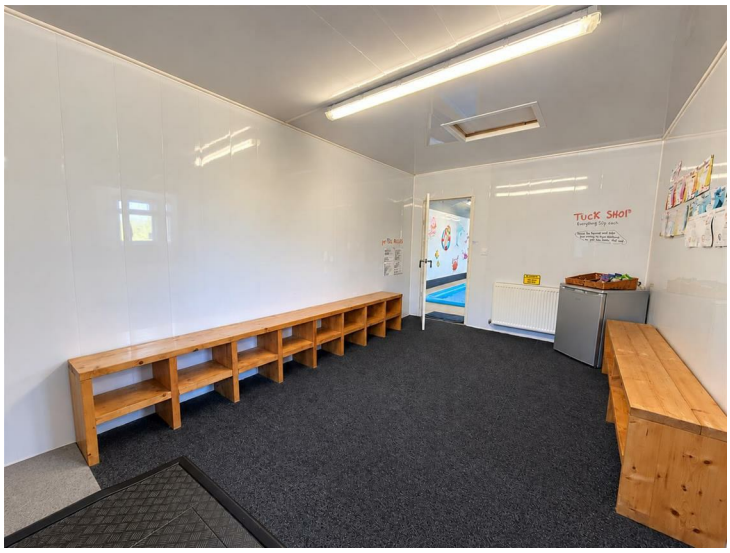
DETACHED POOL HOUSE 24'11" apx x 40'10"





The standout feature of the property is undoubtedly the detached, heated swimming pool, offering a unique space for the whole family to enjoy and create lasting memories for years to come. Whether spending summer days swimming, entertaining guests or enjoying quality time together, this impressive addition brings something truly special to the home. The heated pool allows for extended enjoyment throughout the year, while sliding patio doors provide convenient access, further enhancing the connection between the indoor and outdoor spaces and creating an ideal setting for family life and leisure.

CHANGING FACILITIES

Complementing the swimming pool are dedicated changing facilities, thoughtfully designed with convenience. The facilities include showering areas and a separate WC, alongside ample space for changing and storing clothing, towels and bags. This practical addition enhances the overall pool experience, making it ideal for family use and enjoying quality time together throughout the year.

FRONT/ DRIVEWAY

The property benefits from a private driveway providing parking for multiple vehicles, with a gated entrance giving access to the rear of the property. Modern Indian sandstone paving creates a smart and attractive frontage, complemented by a sage green entrance door. The front of the property is well maintained and welcoming.

MATERIAL INFORMATION MAPPLEWELL
TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: Potential additional running and maintenance costs associated with the swimming pool,
including heating, electricity, water and ongoing upkeep.

COUNCIL AND COUNCIL TAX BAND: C

PROPERTY CONSTRUCTION: STANDARD
PARKING: PRIVATE DRIVEWAY

UTILITIES:
*Water supply & Sewerage- MAINS
*Electricity & Gas Supply - MAINS
*Heating Source - GAS CENTRAL HEATING
*Broadband & Mobile - GIGA

BUILDING SAFETY: NONE

RIGHTS AND RESTRICTIONS: NONE

FLOOD & EROSION RISK: NONE

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NONE

PROPERTY ACCESSIBILITY & ADAPTATIONS: NONE

COAL AND MINEFIELD AREA: HISTORICAL

AGENT NOTES MAPPLEWELL
AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

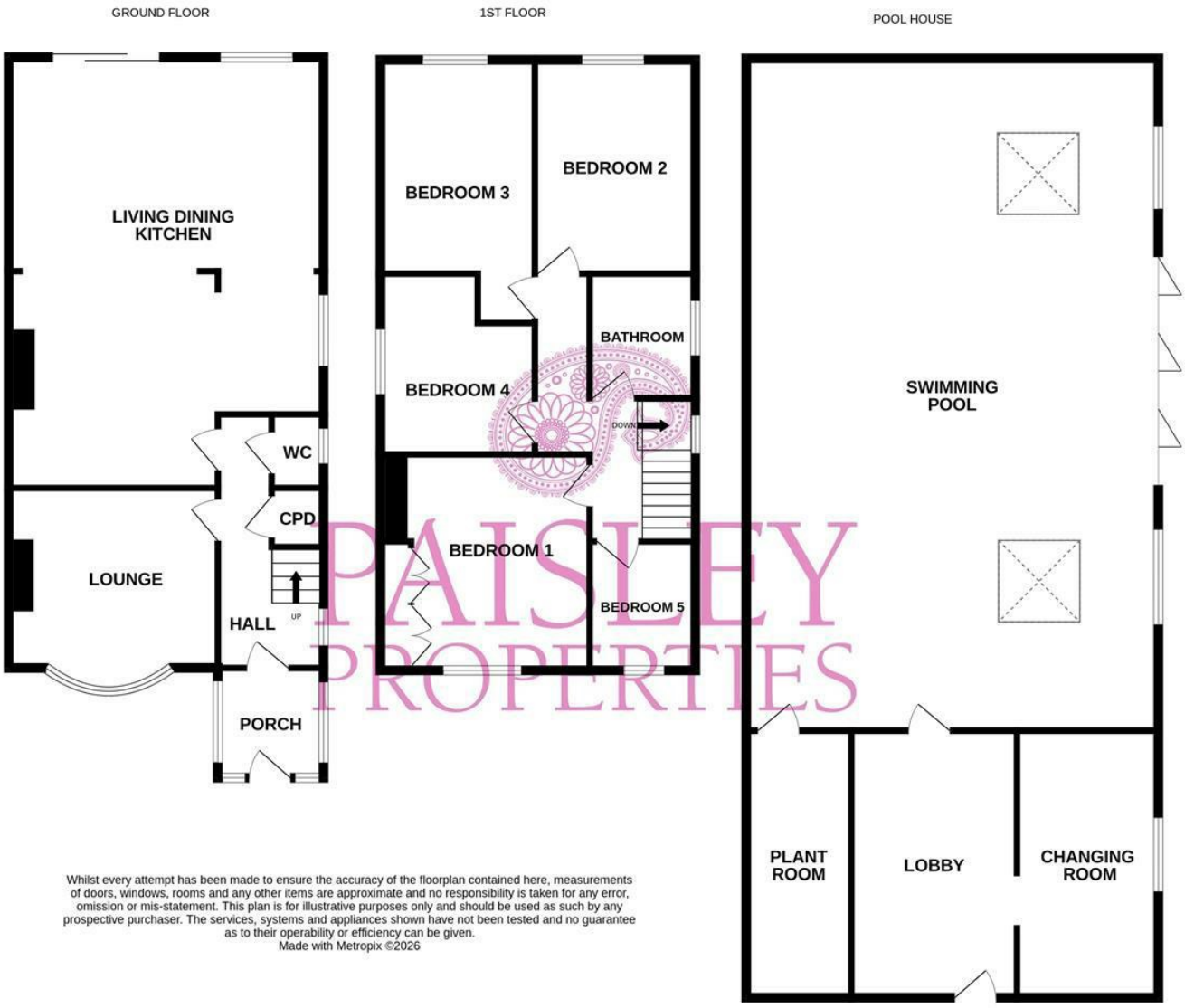
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check availability and book a viewing appointment prior to travelling to view.

PAISLEY PROPERTIES MAPPLEWELL
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY MORTGAGES MAPPLEWELL
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest

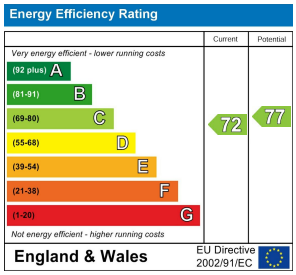
whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

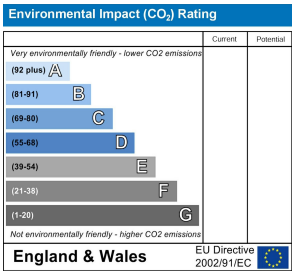
*Your home may be repossessed if you do not keep up repayments on your mortgage. *



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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