



Royce Road, Alwalton, Peterborough
£315,000 **Freehold**

QUENTIN
MARKS



Key Features



- Extended Family Home
- 4/5 Bedrooms
- Lounge + Family Room
- Dining Area
- Breakfast Kitchen

This spacious extended semi detached home is situated in the popular village of Alwalton, which offers a range of local amenities, including a general store with post office and a popular public house, while also providing easy access to the A1(M).

Having been thoughtfully extended, the property offers versatile and well-proportioned accommodation. Upstairs, there are 4 bedrooms and a refitted family bathroom.

The ground floor comprises a comfortable lounge, a spacious refitted breakfast kitchen, a downstairs WC, utility room, dining area and a further living/family room. There is also a home office/study, which is currently being used as bedroom 5. In addition, there is a room off the kitchen that has previously been used as a hobbies room, offering further flexibility.





Ground Floor



First Floor

Total floor area 124.9 sq.m. (1,345 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io



Occupying a generous plot, the property benefits from a rear garden featuring a covered paved seating area, with the paving extending to create a large patio. Beyond this are decking and an artificial lawn, providing a low-maintenance outdoor space.

A particular feature of the property is the substantial garden room, measuring approximately 4.8m x 4.6m, which has previously been used as a workshop, family room and games room.

We understand there is side access to the rear of the property via the side of the neighbouring property which leads to a room where the garage door has been replaced with fixed wood. This could be relatively easily altered to reinstate as a garage.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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INFORMATION



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