

11 Firham Close,  
Royston S71 4LU

OFFERS AROUND  
£250,000



DECEPTIVELY SPACIOUS AND WELL PRESENTED FOUR BEDROOM SEMI-DETACHED HOME LOCATED IN THE HIGHLY DESIRABLE AREA IN ROYSTON. THIS STUNNING PROPERTY OFFERS GENEROUS LIVING SPACE THROUGHOUT. A PARTICULAR HIGHLIGHT IS THE IMPRESSIVE ORANGERY TO THE REAR.

FREEHOLD | COUNCIL TAX BAND B | EPC C

PAISLEY  
PROPERTIES

## ENTRANCE PORCH 4'1"apx x 6'0"apx



You enter the property via a upvc partially glazed door into a handy porch extension which boasts built-in cupboards providing storage for coats and shoes. There is solid wood flooring underfoot. A large window overlooking the driveway allows plenty of natural light, and a door leads through into the entrance vestibule.

## HALLWAY 4'9"apx x 5'10" apx plus staircase



The front hall features neutral décor and solid wooden flooring and provides access to the lounge on one side and the study on the other. Stairs lead to the first floor, and there is space for hallway furniture. Doors lead through to both the lounge and study.

### **LOUNGE 11'3"apx x 14'4"apx**



This spacious lounge is located at the front of the property and is tastefully decorated. The main feature of the room is the gas fire with a feature surround and tiled hearth. A handy under-stairs cupboard provides useful storage. Carpet underfoot, and a window overlooks the driveway. Doors lead though to the entrance vestibule.

### **STUDY 7'1"apx x 9'1"apx**



The study is located at the front of the property, with a window overlooking the driveway. This versatile room could be utilised in a variety of ways. It benefits from wooden flooring and neutral décor. Wall lighting and coving to the ceiling add character, along with a feature internal window looking into the dining room. Doors lead through to the entrance vestibule and the dining room.

## DINING ROOM 7'1"apx x 14'0"apx



The spacious dining room provides access to both the kitchen and the orangery to the rear. The room is well presented and features a modern column radiator, with space for a large dining table and freestanding furniture. Doors lead through to the study, kitchen and an open doorway leads to the orangery.

### **KITCHEN 14'8"apx x 9'3"apx**



The kitchen is fitted with a range of cream shaker-style wall and base units complemented by granite work surfaces with matching upstands and feature black brick-style tiling. There is an inset sink with mixer tap. Integrated appliances include a microwave, oven, electric hob with extractor hood over. There is plumbing for a washing machine and dishwasher, along with space for a fridge/freezer. Two internal windows overlook the orangery, allowing additional light into the space. Vinyl flooring underfoot and recessed spot lighting complete the room.

### **ORANGERY 22'7"apx x 9'11"apx**



This stunning orangery is a real feature of the home. Spanning the full width of the rear of the property, this fantastic addition provides a wonderful extra living space overlooking the garden. The room is well presented with neutral décor and laminate flooring. Floor-to-ceiling windows, along with two sky lanterns and recessed spot lighting, flood the space with natural light, while modern column radiators add a stylish touch. Patio doors give direct access to the garden, and an open doorway leads back through to the dining room.

### **FIRST FLOOR LANDING 8'6"apx x 5'10"apx**

Stairs ascend from the entrance vestibule to the first floor landing, featuring a modern black bannister and balustrade. Doors lead to bedroom one, the house bathroom, and bedrooms two, three and four. There is also a handy airing cupboard which houses the combi boiler

**BEDROOM ONE 12'8"apx x 7'2"apx**



This double bedroom is located at the rear of the property and benefits from fitted sliding mirrored wardrobes, along with space for freestanding furniture. There is access to the loft, and a window overlooks the rear garden. There is spot lighting the ceiling. A door leads through to the first floor landing.

### **BEDROOM TWO 8'1"apx x 8'8"apx**



This bedroom is located at the rear of the property and would make an ideal child's bedroom. It benefits from fitted wooden wardrobes and shelving, along with space for freestanding furniture. The room is finished with neutral décor. There is access to the loft, and a window overlooks the rear garden. A door leads through to the first floor landing.

### **BEDROOM THREE 8'3"apx x 11'0"apx**



A spacious front-facing double bedroom benefiting from built-in wardrobes. Carpet underfoot, with a window overlooking the cul-de-sac. A door leads through to the first floor landing.

### **BEDROOM FOUR 7'1"apx x 8'3"ax**



A front-facing fourth bedroom with neutral décor and carpeted flooring, ideal as a child's bedroom or guest room. It benefits from a small built-in wardrobe, coving to the ceiling, and a window overlooking the cul-de-sac. A folding door leads to the additional study area.

### **BEDROOM FOUR STUDY 8'8"apx x 5'10"ax**



Accessed from the landing and leading into bedroom four, this useful additional study space features a built-in desk and storage cupboard, making it ideal for homework or a gaming room. Doors lead to the first floor landing.

## HOUSE BATHROOM 6'5"apx x 6'0"apx



This modern, fully tiled bathroom comprises a contemporary three-piece suite including a 'P'-shaped bath with glass screen, chrome mixer shower with rain shower head and handheld attachment, a vanity sink unit and low flush WC. The room is finished with a UPVC-clad ceiling, recessed downlights and a feature heated towel radiator. An obscure glazed window overlooks the rear garden, providing natural light while maintaining privacy.

## DRIVEWAY & PARKING



To the front, a generous hard-standing driveway provides ample off-road parking for multiple vehicles. Mature planting adds both privacy and attractive kerb appeal, while the porch extension enhances the overall frontage.

## REAR GARDEN & GARAGE



A mature, private and enclosed rear garden, mainly laid to lawn, with a flagged patio seating area — perfect for outdoor dining and family enjoyment. A pathway leads to a rear gate and garage (accessible on foot). The garage is fitted with electricity and lighting. The garden is enclosed by fencing and also benefits from an outdoor water tap.

**~ Material Information ~**

TENURE:  
Freehold

ADDITIONAL COSTS:  
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:  
Barnsley Band B

PROPERTY CONSTRUCTION:  
Standard

PARKING:  
Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:  
There have not been any neighbour disputes.

BUILDING SAFETY:  
The conservatory has been converted to an orangery  
There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:  
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices  
\*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:  
Water supply - Mains water  
Sewerage - Mains  
Electricity - Mains  
Heating Source - Mains Gas  
Broadband - Suggested speeds up to 1000 mbps

ENVIRONMENT:  
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

**~ Agent Notes ~**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again 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.

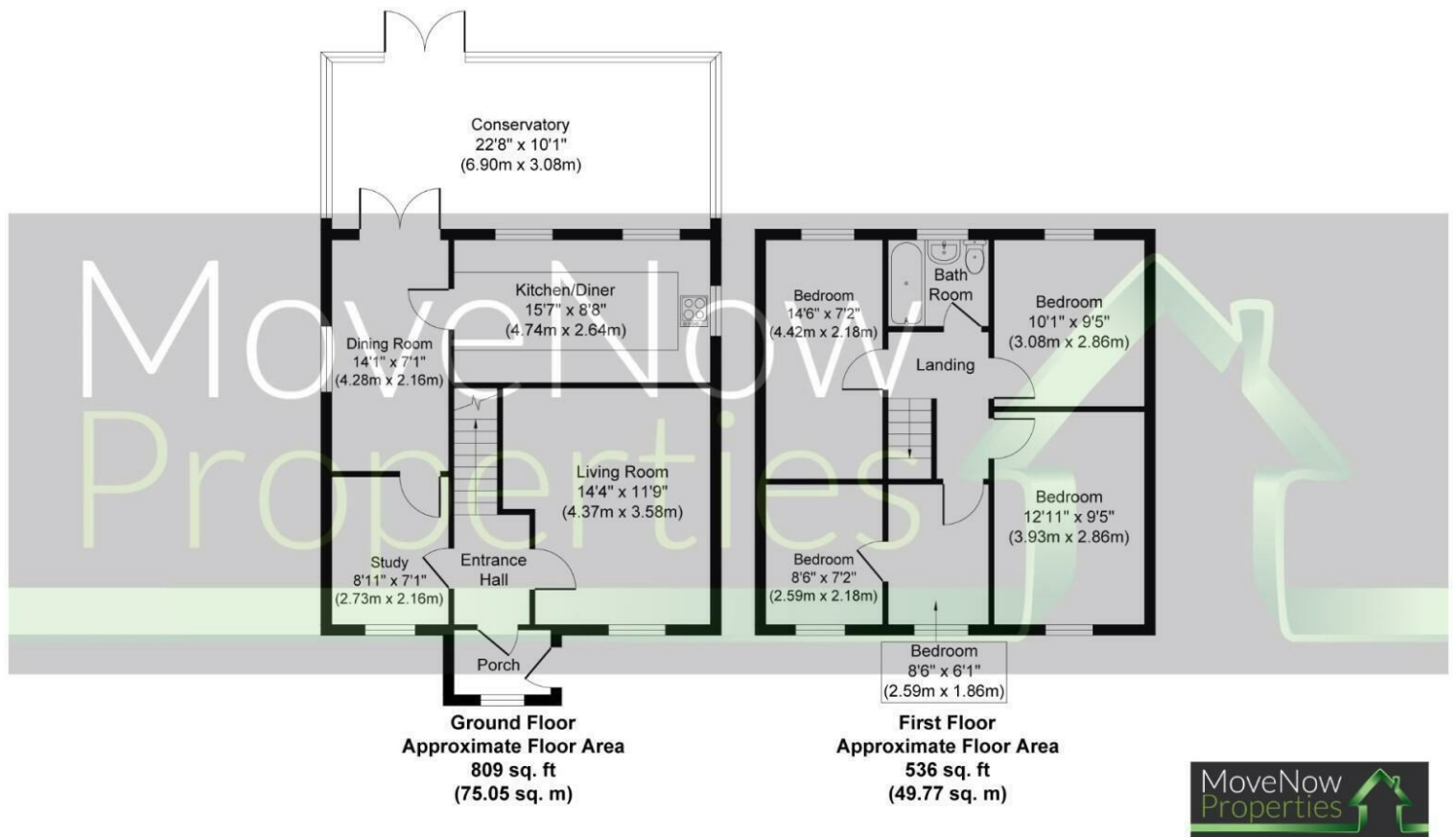
**~ Paisley Properties ~**

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 ~**

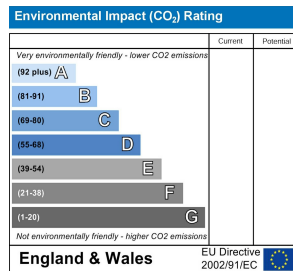
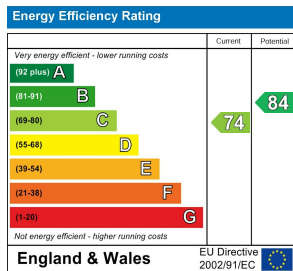
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. \*



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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