



Baldock Street, Royston, SG8 5BD

welcome to

Baldock Street, Royston

A beautifully presented Grade II listed detached family home offering 4 double bedrooms and 5 large reception rooms arranged over 3 floors, with good sized secluded rear garden and 2 parking spaces to rear. Offered in excellent condition throughout, viewing is highly recommended.



Door To Entrance Hall

Wood herringbone flooring. Recess lighting. Door to utility room and dining room.

Utility Room

Comprising butler sink with work surface surround, base units, space and plumbing for automatic washing machine and dishwasher, recess lighting, radiator, double glazed window to front, wood parquet flooring.

Dining Room

18' 5" x 10' 3" (5.61m x 3.12m)

Good sized dining room with feature double fronted wood-burning-stove shared with the lounge with brick surround and tiled hearth, wood herringbone flooring, radiator, ledded-light twin windows to front, door to inner hallway.

Inner Hallway

Wood herringbone flooring. Stairs off to first floor landing. stairs down to basement level. Built in cupboards. Radiator. Doors to:

Lounge

27' 8" x 13' 6" (8.43m x 4.11m)

Large lounge with feature double fronted wood-burning-stove shared with the dining room with brick surround and tiled hearth, second feature fireplace with space for log burner with brick surround, radiator, double glazed windows to front, decorative wall lighting.

Cloakroom/ W/C

Comprising low flush WC, wash hand basin set into unit with cupboard below, half panelled walls, wall mounted boiler, tiled floor.

Kitchen/Breakfast Room

16' 1" max x 12' 5" max (4.90m max x 3.78m max)

Lovely fitted open plan kitchen/breakfast room comprising built in oven and gas hob with extractor over, 1 1/2 bowl sink unit with mixer taps and work surface surround, generous range of base and wall units, space for large American style fridge/freezer, integrated dishwasher, tiled splashback, central island with breakfast bar and storage with pendant lighting over, integrated wine storage, wood flooring, door to rear patio area, radiator, opens onto family room.

Family Room

12' 10" x 8' 8" (3.91m x 2.64m)

Double glazed double French doors to rear garden, double glazed window to rear, wood flooring, radiator.

First Floor Landing

Hatch to loft. Doors to:

Bedroom One

15' 5" x 12' (4.70m x 3.66m)

Fitted wardrobe. Radiator. Twin sash windows to front.

Bedroom Two

12' x 11' 11" (3.66m x 3.63m)

Fitted wardrobe. Radiator. Sash window to front.

Bedroom Four

11' 4" x 8' 7" (3.45m x 2.62m)

Fitted cupboards and storage to one wall. Radiator. Sash window to front.

Bathroom

Suite comprising free standing bath, separate shower cubicle, high flush WC, half panelled walls, wood flooring, heated towel rail, obscure glass window to rear.

W/C

Concealed cistern WC. Wash hand basin. Radiator. Part tiled walls. Wood flooring. Obscure glass window to rear.

Basement Level:

Large hallway area with fitted cupboards, inset alcove space and recess lighting. Leads to:

Gym Room/Reception

11' 8" x 10' 2" (3.56m x 3.10m)

Basement room currently used as a gym by the current owners with fitted wardrobes with mirrored doors, TV point, and recess lighting.

Reception Room

11' 3" x 7' 7" (3.43m x 2.31m)

Bedroom Three

12' 5" x 9' 6" (3.78m x 2.90m)

Bathroom

Comprising bath with shower over, low flush WC, wash hand basin set into vanity unit, part tiled walls, radiator.

Outside Parking

2 allocated parking spaces to the rear of the property.

Rear Garden

Beautiful split level landscaped rear garden with large paved patio area providing space for garden furniture making it a perfect entertainment space, with steps leading up to artificial lawn area. The garden is secluded and fully enclosed by fencing and brick, and there is a gate for rear access.



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welcome to

Baldock Street, Royston

- Immaculately presented Grade II listed detached family home located in the heart of Royston.
- 4 double bedrooms.
- 5 large receptions.
- Lovely fitted kitchen/breakfast room with separate utility room.
- 2 bathrooms and 2 W/Cs.

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

£800,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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