



Ermine Way, Arrington Royston SG8 0AG

welcome to

Ermine Way, Arrington Royston

A particularly spacious 3 bed semi detached house with 3 receptions and large gardens to front and rear. Offered with no upward chain viewing is highly recommended.

Entrance Hall

Entered via wooden door to the front aspect, stairs rising to first floor landing and doors leading to all rooms.

Lounge

Double glazed window to the front aspect, feature fireplace with brick surround, wall mounted lights, coving to ceiling, two radiators, door leading to kitchen and double glazed French doors to the rear aspect leading to conservatory.

Kitchen

Fitted kitchen comprising wall and base units with worksurfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, electric oven with gas hob and cooker hood over, door to understairs cupboard, radiator, double glazed window to the rear aspect and door leading to utility room.

Dining Room

Double glazed window to the front aspect, coving to ceiling and radiator.

Utility Room

Double glazed obscured window to the front aspect, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, radiator and door leading to WC.

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Suite comprising wash hand basin, low level WC and double glazed obscured window to the front aspect.

Conservatory

Wooden construction with windows to the side and rear aspect and door to the side aspect leading to rear garden.





First Floor Landing

Stairs rising from entrance hall, double glazed window to the rear aspect, door to airing cupboard, access to loft space and doors leading to all rooms.

Bedroom One

Double glazed window to the front aspect, double glazed window to the side aspect and radiator.

Bedroom Two

Two double glazed windows to the front aspect, door to built in cupboard and radiator.

Bedroom Three

Double glazed window to the rear aspect and radiator.

Bathroom

Suite comprising bath with shower over, wash hand basin, low level WC, partly tiled, radiator and double glazed obscured window to the rear aspect.

Externally

Front

Mainly laid to lawn with driveway providing off road parking and enclosed with hedgerow.

Rear Garden

Large rear garden mainly laid to lawn, seating area, green houses, mature trees and shrubs and fully enclosed with side gated access.



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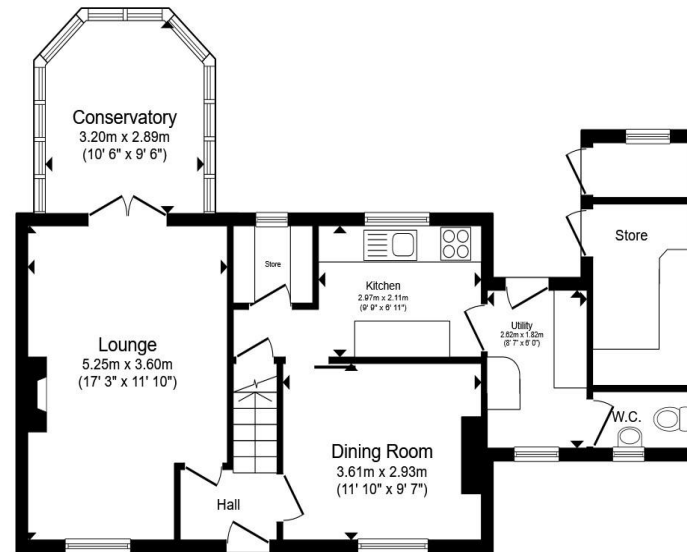
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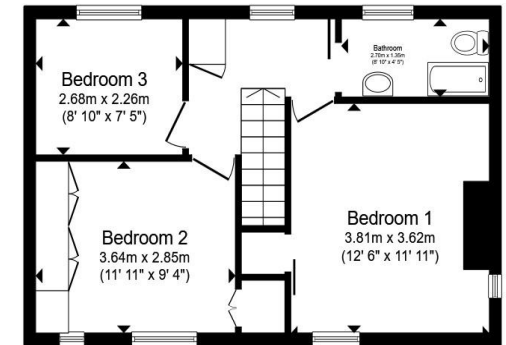
- Spacious semi-detached house with no upward chain
- Kitchen and utility rooms
- Large gardens to front and rear
- Viewing highly recommended
- Popular village location

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

£425,000



Ground Floor



First Floor

Total floor area 101.2 m² (1,089 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


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