



**Stake Piece Road, Royston, SG8 9DN**

**welcome to**

**Stake Piece Road, Royston**

A spacious well-extended 4 bedroom detached family home backing onto Therfield Heath, with landscaped garden to rear with detached home office/games room, detached garage, and off-road parking.



### **Door To Entrance Hall**

Fitted bench in eave space. Fitted cupboard. Staircase to first floor landing and separate staircase to principal bedroom. Floor tiling. 2 radiators. Recess lighting. Doors to:

### **Lounge**

18' x 12' 8" ( 5.49m x 3.86m )  
Spacious lounge with double glazed window to front, double glazed French doors to rear garden, floor tiling, recess lighting.

### **Dining Room**

12' 9" x 9' 6" ( 3.89m x 2.90m )  
Feature fire place with log burner and decorative brick surround. Floor tiling. Radiator. Opens onto kitchen/breakfast room.

### **Kitchen/Breakfast Room**

17' 3" x 10' ( 5.26m x 3.05m )  
Large lovely fitted kitchen/breakfast room comprising built in oven and hob with stainless steel extractor hood over, 1 1/2 bowl stainless steel sink unit with work surface surrounds, generous range of base and wall units, integral dishwasher, space for drinks fridge, breakfast bar, twin Velux windows, twin double glazed windows to rear garden, double glazed French doors to rear patio, floor tiling, recess lighting, door to utility.

### **Utility Room**

11' 1" x 7' 1" ( 3.38m x 2.16m )  
Base and wall units with work surface. Space and plumbing for automatic washing machine and tumble dryer. Space for large American style fridge/freezer. Door to outside. Door to storage cupboard and separate larder.

### **Study**

7' 3" x 5' 2" ( 2.21m x 1.57m )

### **Cloakroom/W.C**

Low flush WC. Wash hand basin with cupboard below. Part tiled walls. Floor tiling. Window to front.

### **First Floor Landing**

Double glazed window to side. Doors to:

### **Bedroom One**

17' 11" x 12' 6" ( 5.46m x 3.81m )  
Accessed via separate staircase from entrance hall. Fitted wardrobes to one wall. Double glazed windows to front and rear. 2 radiators. Skylight window. Recess lighting. Door to en-suite.

### **En-Suite**

Comprising bath with shower over, concealed cistern WC, wash hand basin set into vanity unit with cupboards below, wall tiling, towel radiator, skylight window, recess lighting.

### **Bedroom Two**

12' 2" x 10' ( 3.71m x 3.05m )  
Fitted wardrobes to one wall with sliding mirrored doors. Separate fitted cupboard. Double glazed door to rear. Radiator.

### **Bedroom Three**

9' x 7' 5" ( 2.74m x 2.26m )  
Walk-in wardrobe space. Radiator. Double glazed window to rear.

### **Bedroom Four**

8' 10" x 7' 7" ( 2.69m x 2.31m )  
Radiator. Double glazed window to front. Hatch to loft.

### **Bathroom**

Suite comprising large walk-in fully tiled shower cubicle, low flush WC, wash hand basin with storage below, part tiled walls, obscured glass window to side, heated towel radiator, recess lighting.

### **Outside**

The property is accessed of a private lane.

### **Rear Garden**

Lovely split level rear garden with large paved patio areas with steps up to raised landscaped lawn area, separate lawn area with flower beds, gate for side access, fence surround, and access to detached home office/games room/workshop.

### **Detached Office/Games Room**

21' 8" x 15' 3" ( 6.60m x 4.65m )  
Currently used as a games room by the current owners. Feature log burner. Double doors to outside. Triple windows to outside. Electric storage heater. Recess lighting.

### **Front Garden**

Gardens to the front of the property with mature flower beds, paved patio area and path leading to side gate. The property is accessed via paved steps.

### **Garage**

25' 8" x 12' 4" ( 7.82m x 3.76m )  
Detached garage to side with fully boarded and carpeted space over previously used as a home gym by the current owners. Off-road parking to front.



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## Stake Piece Road, Royston

- Spacious well-extended detached family home backing onto Therfield Heath.
- 4 bedrooms with en-suite to principal bedroom.
- Separate lounge and dining rooms.
- Lovely fitted kitchen/breakfast room with separate utility room.
- Landscaped split level rear garden.

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £775,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN110752 - 0003

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