



The Sadolins, Fox Lane, Therfield, SG8 9PJ

welcome to

The Sadolins, Fox Lane, Royston

An extremely spacious 4 double bedroom detached home located at the end of a private lane offered with no upward chain, two garages, detached workshop, and secluded rear garden.



Door To Entrance Hall

Stairs off to first flooring landing with understair recess. Doors to:

Cloakroom

Low flush WC. Wash hand basin. Radiator. Floor tiling. Window to front.

Lounge

22' 7" x 15' (6.88m x 4.57m)

Spacious lounge with feature fireplace with brick surround and hearth and log store to side, 2 radiator, window to front, sliding doors to rear garden, double doors to dining room.

Dining Room

14' 5" x 12' 5" (4.39m x 3.78m)

2 radiators. Sliding doors to rear garden. Window to rear. Double doors to kitchen/breakfast room.

Kitchen/Breakfast Room

19' 11" x 12' (6.07m x 3.66m)

Fitted kitchen/breakfast room comprising built in oven and hob with stainless steel extractor fan, 1 1/2 bowl sink unit with work surface surrounds, generous range of base and wall units, integral kitchen appliances including dishwasher, fridge/freezer and microwave, part tiled walls, floor tiling, radiator. window to front, double doors to front, door to entrance hall, door to garage.

Study

9' 11" max x 8' max (3.02m max x 2.44m max)

First Floor Landing

Window to side. Doors too:

Bedroom One

14' 10" x 10' 9" (4.52m x 3.28m)

Radiator. Window to side. Door to en-suite and dressing room.

En-Suite

Comprising bath with shower over, low flush WC, wash hand basin, part tiled walls, heated towel rail, window to front.

Dressing Room

12' 10" x 5' 8" (3.91m x 1.73m)

Bedroom Two

14' 5" x 12' 5" (4.39m x 3.78m)

Radiator. Windows to side and rear.

Bedroom Three

13' x 11' 10" (3.96m x 3.61m)

Fitted wardrobes and cupboards to one wall. Windows to rear and side. Radiator.

Bedroom Four

12' 10" x 8' 6" (3.91m x 2.59m)

Fitted wardrobe. Radiator. Window to front.

Bathroom

Comprising fully tiled shower cubicle, bath, low flush WC, wash hand basin, heated towel rail, window to front.

Outside

The property is accessed via private lane and is in an enviable undisturbed position. Generous off-road parking for numerous vehicles.

Rear Garden

Lovely secluded rear garden with paved patio area with steps leading to large lawn area with well-stocked flower beds to borders with mature trees throughout, fence surround, arch to side for side access. access to detached workshop and garage.

Garage

20' 1" x 16' 4" (6.12m x 4.98m)

Attached single garage to side.

Detached Workshop

19' 5" x 10' 6" (5.92m x 3.20m)

Detached Garage

31' 4" x 11' 5" (9.55m x 3.48m)



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welcome to

The Sadolins, Fox Lane, Therfield

- Extremely spacious 4 bedroom detached family home located at the end of a secluded private lane offered with no upward chain.
- Large lounge and dining rooms.
- Fitted kitchen/breakfast room.
- En-suite and dressing room to principal bedroom.
- 2 separate garages and detached workshop.

Tenure: Freehold EPC Rating: E
Council Tax Band: G

£950,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110745 - 0004

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