

- Link Detached Family Home
- Extended Property
- 3/4 Bedrooms
- Flexible Accommodation
- Re-Fitted Kitchen/Breakfast Room
- En-Suite To master
- Enclosed Rear Garden
- Detached Garage & Off Road Parking
- No Chain!

REDWING RISE, ROYSTON

An excellent opportunity to purchase this extended family home with further potential to extend if desired. The property is set towards the end of this highly desirable development with attractive views and is offered for sale with no onward chain.

4 2 1 **EPC 89**

OFFERS OVER
£525,000

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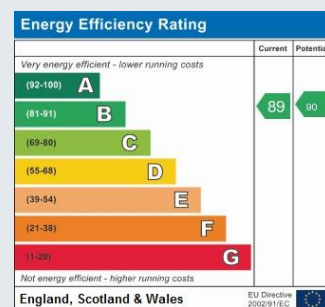
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Written quotations available on request. All loans secured on property. Life assurance is usually required.



REDWING RISE, ROYSTON

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INTRODUCTION An excellent opportunity to purchase this extended family home which also has potential to extend further, if desired. The property is set in a quiet cul de sac towards the edge of the highly desirable Twigdens development. The property offers well presented and flexible accommodation to suit your family needs.

STEP INSIDE

The front door leads directly into the entrance hall which offers doors to both reception rooms. The extension is to the right of the hall and is of extremely generous size, so could be of flexible use. The dual aspect room is currently being used as the main sitting room but previously was used as a further bedroom with its own wet room. So this could be turned back into a bedroom and would make an excellent space for an older child or relative.

A further reception room can be found on the opposite side of the entrance hall and would make an ideal lounge/diner. It includes an 4KW dual fuel log burner which is the focal point of this room and an under stairs storage cupboard. There is an arch that connects this room to the re-fitted kitchen/breakfast room. The kitchen has been refitted to a high standard with ample wall and base units including large storage cupboards, all finished off with granite work surfaces over housing a one and a half bowl sink and drainer unit. There is a range of fitted appliances including oven with separate grill, hob with extractor hood over, microwave, dishwasher, fridge/freezer, tumble Dryer dryer with further space and plumbing for washing machine. The room is complimented by the light tiled flooring and French doors leading to rear garden. The ground floor also houses a cloakroom w.c. to the front of the property.

On the first floor, there is a principal bedroom with a range of fitted cupboards and benefits from its own en-suite shower room. There are a further two bedrooms which are both served by a family bathroom. There currently is a loft room above the extension on the ground floor that easily could be used as a home office. There is lapsed planning permission for this room to be converted to create an excellent master bedroom suite.

STEP OUTSIDE

The property is set in an excellent position within a cul de sac, this desirable area and overlooks the children's play area and communal green, which is a perfect place to go for walks. This also allows for a lot of natural light to enter through the front of the property due to not being overlooked. To the rear of the property there is a detached single garage which also has a separate side door leading to the rear garden. In front of the garage is driveway parking for two vehicles, side by side.

The rear garden is fully enclosed by timber fencing and has an area laid to lawn. There are also two patio areas, one directly outside the rear of the property and another tucked neatly in the corner. This patio area in particular is an excellent place to spend your evenings with a bespoke solid oak structure and tiled roof over. There is also electric fitted with lighting for the evenings and a further heater, which means this area is perfect all year round.

AGENT NOTES

An added benefit is that the home is extremely energy efficient, further adding to the cheaper monthly outgoings. There are 4 KW solar panel PV cells system producing approximately £2300 Per annum (tax free too!) at the higher feed in tariff. The dual log burner uses seasoned logs or coal.

LOCATION

This development is very popular within Royston and is home to the town leisure centre, which has a host of facilities including swimming pool, gymnasium and hall for many activities. There are also highly regarded schools nearby, with the town centre and train station around a mile from the property.

The 'Twigden' Development is situated on the north side of the town, which allows for easy access to the A505, M11 and A10.

