



- Extended Detached House
- Four Bedrooms
- Three Reception Rooms
- Downstairs Shower Room
- Large single garage
- Enclosed South Facing Rear Garden
- Off Road parking for 3/4 vehicles
- Gas fired heating system
- Close to Schools



PARTHIA CLOSE, ROYSTON

A really versatile extended home! The ground floor offers a generous living room, dining room, family room or home office, shower room and a good size kitchen with walk in larder. The property enjoys an oversize single garage, off road parking for 3 vehicles and and an enclosed South Facing rear garden

4 2 3 EPC

GUIDE PRICE
£525,000

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A leading independent property service provider with offices in **St Ives, Royston & Melbourn.**

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



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INTRODUCTION

Wellington Wise is delighted to offer for sale this well presented extended detached home set on the ever popular Ridings development. The home offers highly versatile living accommodation including four bedrooms. The ground floor offers a generous living room, separate dining room, family room/home office and a ground floor shower room. The garage is an oversized single garage and has also been added. There is lots of scope for home working or even the chance for a ground floor bedroom/annexe. Built around 1975 the property was extended before the current owners moved in and after ten years of ownership, it's time for a smaller home.

STEP INSIDE

The attractive property is approached by a storm porch to the front door. Opening to a welcoming reception hall with stairs to the first floor and an understairs cupboard. The reception hall is spacious enough for a study or home office space. Door to a family room/study, which offers a double glazed window to front. There is a ground floor shower room with a three piece suite comprising a walk in shower cubicle, low level WC and wash hand basin. The large living room is a bright dual aspect room with a double glazed window to the front and double glazed French doors opening to the rear garden. There is a glazed door back to the reception hall too. The dining room is to the rear with a door opening to the kitchen. Comprises a fitted kitchen with a range of wall and base units with work surfaces over. Inset 1 and 1/2 bowl drainer sink unit. and a double glazed window to rear and door to rear garden. A particular feature is the door to a walk in larder and offers great storage options!

To the first floor is a generous landing with a built in double cupboard and access to loft space. There are four good size bedrooms. Two of them have fitted wardrobes and fitted eave storage. The family bathroom has a fitted four piece suite. Comprising a walk in shower cubicle, panel enclosed bath, low level WC and wash hand basin.

The property has double glazing and a gas fired central heating system from a 'combi' boiler replaced around a year ago.

STEP OUTSIDE

The property enjoys a private, South facing rear garden which is mainly laid to lawn with a range of established flower and shrub borders. Paved patio terrace and timber deck. Personal door through to the garage.

To the front is a lawned front garden with a path to the front door. There are two driveways and in all, there is provision for 3/4 vehicles off road.

The garage is an extension and is larger than average single garage and has a roller door with power and light attached.

LOCATION

Parthia Close is a quiet cul de sac location. Just off of Studlands Rise. The property is within easy reach of local schools and Studalnds Rise Primary School is a few minutes walk.

Mainline rail services from Royston station into Cambridge in 12 minutes, to London's Kings Cross in 38 minutes and to London Bridge in 65 minutes is only a short drive away.

The university city of Cambridge is only 14 miles away, boasting excellent independent schools for all ages and great cultural and recreational facilities. Shopping in Royston includes a Tesco Superstore, M&S and Aldi. Royston offers a range of leisure facilities including a swimming pool and sports hall, The Heath Sports Centre has a selection of activities including a gym and Cross Fit Box and is the home of many of the town's sports clubs.

There are good road connections with the A1/M at Baldock 10 miles to the west and the M11 12 miles to the east (approx). Luton and Stansted Airports are both within 30 to 40 minutes drive.

