Cross Lane Close, Orwell, Nr Royston, Hertfordshire SG8 5QW

Guide Price: £375,000

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An opportunity to purchase a four bedroom detached family home situated in a cul de sac location in the popular South Cambridgeshire village of Orwell. The property benefits from good size accommodation, uPVC windows and doors throughout and internal viewing is recommended.

 Wooden entrance door to:

**ENTRANCE HALL:**
Inset spotlight. Tiled floor. Doors to:

**STUDY:**
7’ 7” x 7’ 4” (2.31m x 2.24m) Desk area. Radiator. Coving to ceiling. uPVC window to front.

**BOILER ROOM:**
7’ 6” (2.29m) x 3’ (2.29m x 0.91m)Floor mounted oil fired boiler serving central heating and hot water. Coving to ceiling. Tiled floor. Light. Door to storage cupboard with plumbing for washing machine. Door to:

**CLOAKROOM:**

 Wooden entrance door to:

**LOUNGE AREA:**
18’ x 14’ (5.49m x 4.27m) Feature gas fire. Television point. Radiators. Storage cupboards. Inset spotlights. Tiled floor. Stairs to first floor. uPVC window to side. uPVC window to rear. Walk way to:

**DINING AREA:**
11’ 8” x 8’ 9” (3.56m x 2.67m) Storage cupboard. Radiator. Inset spotlights. Tiled floor. uPVC window to rear. uPVC French doors to outside.

**KITCHEN:**
11’ 6” x 7’ 4” (3.51m x 2.24m) A range of wall and base units. Stainless steel sink and drainer unit with mixer tap. Work tops. Tiled splashbacks. Space for cooker. Extractor hood over. Plumbing for dishwasher. Radiator. Coving to ceiling. uPVC window to rear. Half glazed uPVC door to outside.

 Wooden entrance door to:

**FIRST FLOOR/LANDING:**
Access to loft space with ladder. Coving to ceiling. uPVC double glazed panel to rear. Doors to:

**BEDROOM ONE:**
12’ 3” x 11’ 10” (3.73m x 3.61m) Fitted wardrobe with hanging rail and shelves. Radiator. Coving to ceiling. uPVC window to front.

**BEDROOM TWO:**
11’ 10” x 10’ 11” (3.61m x 3.33m) Fitted double wardrobe with hanging rail and shelves. Coving to ceiling. Radiator. uPVC window to rear.

**BEDROOM THREE:**
11’ 4” x 8’ 9” (3.45m x 2.67m) Fitted wardrobes with mirrored doors and hanging rail and shelves. Radiator. Coving to ceiling. uPVC window to front.
BEDROOM FOUR:
7' 7” x 7' 6” (2.31m x 2.29m) Radiator. Coving to ceiling. uPVC window to rear.

BATHROOM:

OUTSIDE:
REAR GARDEN:
Mainly laid to lawn with flower and shrub borders. Good size patio areas. Oil tank and calor gas tanks. Gate access via alley way to front.

FRONT:
Laid to gravel and shrub areas. Paved path to front door. Double driveway leading to:

DOUBLE GARAGE:
Single up and over door. Power and light. Door to garden. Obscure glazed uPVC window to rear.

COUNCIL TAX:
Band E

VIEWINGS:
Strictly by appointment via Marshalls 01763 247788

FINANCIAL ADVICE:
Stephen Graham is an independent mortgage advisor and is available to discuss your financial requirements. Please telephone 01763 247788 to make an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage.

DISTANCE TO STATION:
Shepreth 3.4m
Royston 7.5m

DISTANCE TO:
A1(M) 12.4m
M11 6.4m

DISTANCE TO SCHOOL:
St Petersfield 0.6m
Bassingbourn Village College 0.6m

DISTANCE TO HOSPITAL:
Addenbrokes Hospital 11m
Lister Hospital Stevenage 20.3m
Notes

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment.

3. Any floor plans are for the purpose of a service to our customers and are intended to be a guide to the layout only. Any floor plans are not to scale and their accuracy cannot be guaranteed.

4. These particulars are believed to be correct but their strict accuracy is not guaranteed neither do they constitute an offer or contract.