



Donne Close, Royston, SG8 5AR

welcome to

Donne Close, Royston

Beautifully presented four-bedroom family home with stylish interiors, landscaped garden, versatile summer house, garage and driveway.



Ground Floor

Porch

Double glazed door opening onto porch. Internal door opening onto the lounge.

Lounge/Diner

Double glazed window to front aspect and french doors to rear aspect. Stairs rising to first floor with under stair storage cupboard. Wall mounted radiators. Archway leading to kitchen/breakfast room.

Kitchen/Breakfast Room

Double glazed window and french doors to rear aspect. Fitted kitchen with a mix of wall and base level units, granite work surfaces incorporating a sunken stainless steel sink unit with pull out spray mixer tap. Space for range style cooker and washing machine. Built in dishwasher. Wall mounted radiator. Internal door with access to garage.

First Floor Landing

Stairs rising from ground floor. Loft access.

Bedroom One

Double glazed window to front aspect. Wall mounted radiator and wall mounted air conditioning unit. Dressing room with double glazed window to rear aspect.

En Suite

Double glazed window to rear aspect. Low level WC, floating vanity wash hand basin, touch screen mirror, and corner shower cubicle. Wall mounted heated towel rail.

Bedroom Two

Double glazed window to front aspect. Wall mounted radiator.

Bedroom Three

Double glazed window to rear aspect. Wall mounted radiator.

Bedroom Four

Double glazed window to front aspect. Wall mounted radiator.

Bathroom

Double glazed window to rear aspect. Low level WC, vanity wash hand basin, touch screen mirror and bath with electric shower over. Built in storage. Wall mounted heated towel rail

Outside

Rear Garden

Spilt level rear garden. Patio and decked seating areas with dwarf wall surround. Step leading up to lawn rear. Flower beds with flowers, shrubbery and trees. Timber surround fencing with gated access.

Summer House

Double doors and two windows to front aspect. Wall mounted air conditioning/heat unit. Built in base cupboard with work surface.

Front Garden

Shingle front garden and laid to lawn side garden with shrubbery.

Single Garage

Integral garage with electric door. Power and lighting.

Parking

Concrete driveway

Location

Royston is a popular and well-connected market town offering an excellent blend of town and country living. The town centre provides a wide range of shops, cafés, restaurants and everyday amenities, while the surrounding area offers beautiful open countryside and scenic walks. Royston benefits from excellent transport links, with the railway station providing direct services to London King's Cross, making it particularly appealing to commuters. The A10 and nearby A505 also provide convenient road connections to Cambridge, London and surrounding towns and villages. With a good selection of schools, leisure facilities and local amenities, Royston is an attractive location for families, professionals and those looking to enjoy a vibrant yet picturesque town setting.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Donne Close, Royston

- BEAUTIFULLY PRESENTED EXTENDED FAMILY HOME
- SEMI DETACHED
- LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- MASTER BEDROOM WITH SEPARATE DRESSING ROOM & EN SUITE

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£460,000



Please note the marker reflects the postcode not the actual property

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