



Poplar Drive, Royston SG8 7HU

welcome to

Poplar Drive, Royston

A well-presented three-bedroom detached family home located in a sought-after residential area of Royston. Offering generous living accommodation, private outdoor space and convenient access to local schools, amenities and transport links, this property is ideal for families and professionals alike.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential time frames involved.

Entrance Hall

Entered via Composite door to the front aspect, stairs rising to first floor landing, door to under stairs cupboard, coving to ceiling and doors leading to all rooms.

Wc

Suite comprising vanity wash hand basin, low level WC and double glazed obscured window to the side aspect.

Study

Double glazed window to the side aspect and radiator.

Lounge

Double glazed Bay window to the front aspect, cast iron fireplace with surround and hearth, coving to ceiling, ceiling rose, radiator and opening leading to Dining Room.

Kitchen

Fitted kitchen comprising wall and base units with wood effect worksurfaces over, stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, electric double oven and electric hob and cooker hood over, radiator, coving to ceiling and double glazed window to the rear aspect.

Dining Room

Double glazed sliding Patio doors to the rear aspect leading to rear garden, coving to ceiling, ceiling

rose, radiator and door leading to Utility Room.

Utility Room

Wall and base units with worksurfaces over, stainless steel sink and drainer unit, plumbing for washing machine, space for tumble dryer, spotlights to ceiling, coving to ceiling, radiator, double glazed window to the rear aspect and double glazed door to the rear aspect leading to rear garden.





First Floor Landing

Stairs rising from entrance hall, access to loft space, coving to ceiling and doors leading to all rooms.

Bedroom One

Double glazed window to the front aspect, fitted wardrobes, wall mounted lights and radiator.

Bedroom Two

Double glazed window to the rear aspect, built in overhead storage, coving to ceiling and radiator.

Bedroom Three

Double glazed window to the front aspect and radiator.

Bathroom

Suite comprising bath, vanity was hand basin with mixer tap over, low level WC, heated towel rail, partly tiled and double glazed obscured window to the rear aspect.

Externally

Front

Gravelled driveway providing off road parking leading to a single garage and enclosed with brick walling.

Rear Garden

Mainly laid to lawn with a pergola seating area, paved pathway leading to courtesy door to garage and fully enclosed with timber fencing.



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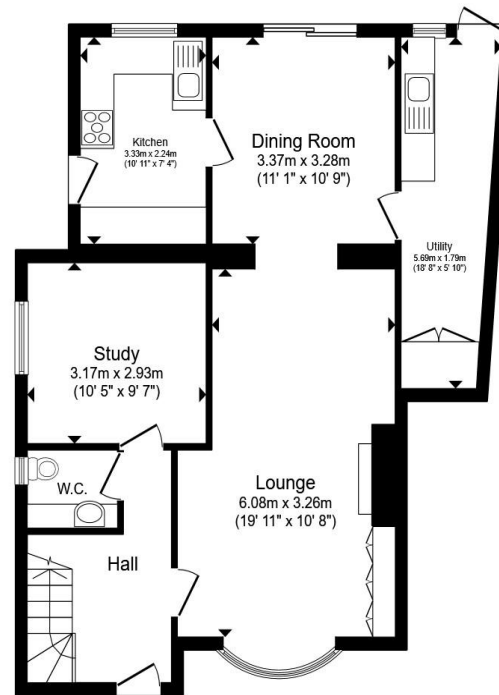


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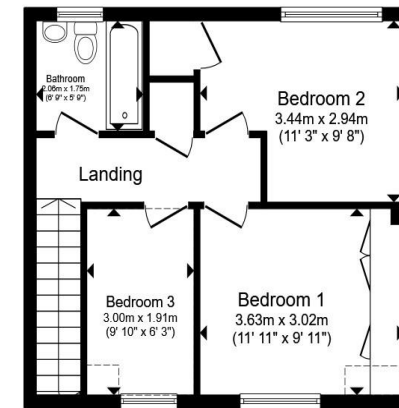
Poplar Drive, Royston

- Three-bedroom detached family home
- Well-established and sought-after residential location in Royston
- Approximately 969 sq ft (90 sq m) of accommodation.
- Close to local schools, amenities and recreational facilities
- Convenient access to Royston railway station with routes to London and Cambridge

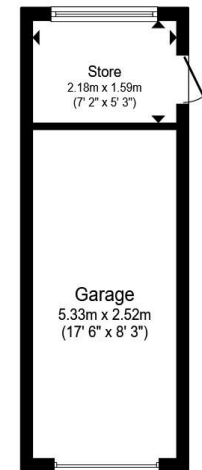
Tenure: Freehold EPC Rating: C
Council Tax Band: E



Ground Floor



First Floor



Garage

Total floor area 130.2 m² (1,401 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
RYN110931 - 0002

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