



5, Redwing Rise

Royston,
Hertfordshire, SG8 7XU
Freehold OIEO £350,000

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properties

A fantastic opportunity to purchase what was the original show home on the Twigdens estate. This Barratt home is beautifully presented and well looked after by the current owners and benefits from gas central heating and double glazing, situated on a very popular estate within Royston town centre with local amenities. The property comprises; entrance hallway, kitchen/breakfast room, lounge/diner, conservatory, downstairs WC. To the first floor accommodation are two large double bedrooms and a shower room. Externally the property benefits from a very private beautiful garden with large patio area ideal for entertaining and a block paved driveway with parking for 2 cars.

- Semi-detached family home
- Two double bedrooms
- Spacious lounge and conservatory
- Kitchen/breakfast room
- Shower room & downstairs WC
- Beautiful mature rear garden
- Driveway with off road parking for 2 cars
- Double glazing throughout
- Council Tax band C
- EPC Rating D

Accommodation

Entrance Hallway

Double glazed wooden front door, radiator, single socket, heating controls, smoke detector, alarm system, stairs to the first floor accommodation, doors to:

Downstairs WC

uPVC obscure double glazed window to the front aspect, consumer unit, electric box, fully tiled, low level flush WC, wash hand basin with pedestal, radiator.

Kitchen/Breakfast Room

12' 11" x 6' 2" (3.94m x 1.88m)

Tiled flooring, radiator, matching wall and base units with a roll edge worktop, tiled splash back, stainless steel sink with drainer, space and plumbing for a washing machine, space for a tall fridge/freezer, Beko oven with gas 4 ring hob and cooker hood above, combination boiler, heating controls, plenty of double sockets, radiator, spotlights, uPVC double glazed window to the front aspect.

Lounge/Diner

13' 7" x 11' 9" (4.14m x 3.58m)

Radiator, plenty of double sockets, TV point, uPVC double glazed patio doors into the conservatory with uPVC double glazed windows to either side.



Conservatory

9' 10" x 9' 8" (3.00m x 2.95m)

Half brick built conservatory which is uPVC double glazed to all sides and rear with tiled flooring, fan with lighting built in, uPVC double glazed patio doors onto rear garden, two electric plug in radiators.

First Floor

Landing

Access to all first floor accommodation, smoke detector, loft hatch with ladder, airing cupboard with shelving and the immersion tank with water pump.

Master Bedroom

13' 7" x 10' 1" (4.14m x 3.07m)

Plenty of double sockets, radiator, two uPVC double glazed windows to the front aspect, built in wardrobe with shelving and hanging rail, alarm system.

Bedroom Two

10' 4" x 7' 4" (3.15m x 2.24m)

Double sockets, radiator, uPVC double glazed window to the rear aspect.

Shower Room

Fully tiled, radiator, extractor fan, spotlights, corner shower with mains shower, vanity unit with built in wash hand basin and WC, obscure uPVC double glazed window to the rear aspect.

External

Front

Block paved driveway providing off road parking for 2 vehicles, pathway down the side with gated access to the rear, gas meter.

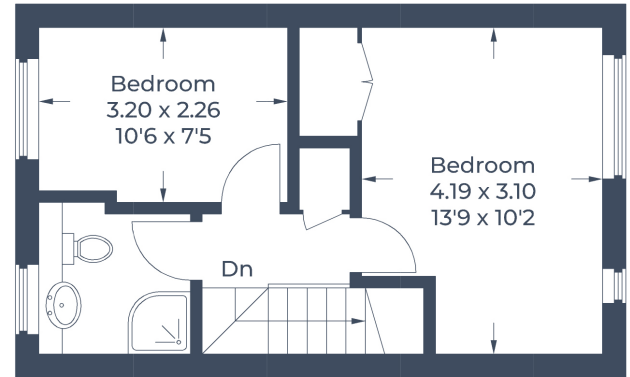
Garden

The rear garden is mainly laid to lawn and fully enclosed via fence, bordered by gravel with space for potted plants. The garden provides a patio area directly from the patio doors from the conservatory ideal for entertaining, pathway down the side of the property with gated access to the front and a large shed.





Approximate Gross Internal Area
 Ground Floor = 38.9 sq m / 419 sq ft
 First Floor = 30.4 sq m / 327 sq ft
 Total = 69.3 sq m / 746 sq ft



First Floor



Ground Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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