



# West Croft

Orwell, Royston,  
Cambridgeshire, SG8 5PW  
£420,000

country  
properties



We are thrilled to present this rarely available, beautifully maintained two double bedroom detached home, ideally located in the highly sought-after village of Orwell.

Situated just moments from local amenities and within easy reach of the village school, this turnkey property offers spacious, modern living in a charming rural setting.

- Detached Home.
- Two En-suite double bedrooms
- Kitchen/Diner
- Double aspect lounge
- Downstairs W/C
- Large rear garden
- Carport to side
- Turnkey condition
- Freehold
- Council Tax Band D / EPC Rating C

## Accommodation

### Ground Floor

#### Entrance Hall

Doors to Lounge, Kitchen/Diner and WC. Stairs to first floor.

#### Lounge

10' 0" x 15' 11" (3.05m x 4.85m) – Storage cupboard, window to front aspect, French doors to garden.

#### Kitchen / Diner

8' 11" x 15' 8" (2.72m x 4.78m) – A range of white wall and base units of cupboards and drawers with work surface over, inset sink, gas hob with extractor over, built in oven. Double aspect windows, tiled floor.

#### Cloakroom

Low level WC, wash hand basin with cupboard under and mixer tap over. Radiator, window to rear aspect.

### First Floor

#### Landing

Window to rear aspect, built in double storage cupboard, loft access, doors to:

#### Bedroom One

13' 5" x 10' 3" (4.09m x 3.12m) – Window to front aspect. Door to:



## En-suite

6' 7" x 5' 0" (2.01m x 1.52m) – Walk in shower, vanity unit housing WC and wash hand basin with cupboards under. Tiling to splash back areas and tiled floor.

## Bedroom Two

10' 5" x 9' 11" (3.17m x 3.02m) – Window to front aspect, radiator, built in wardrobe. Door to:

## En-suite

6' 8" x 5' 5" (2.03m x 1.65m) – Bath with mixer tap and shower over, vanity unit housing WC and wash hand basin with cupboards under, towel radiator. Tiling to splash back areas and tiled floor.

## Rear Garden

Patio area leading to lawn and a raised decked area.

## Agent's Notes

### ROYSTON

Royston is a mix of rich heritage, green open spaces and town centre streets with a variety of cafes and restaurants offering a diverse mix of food and drink.

Royston boasts excellent transport links for visitors and business alike. The town is well situated at the crossroads of the main A505 and A10 roads, where North Hertfordshire meets South Cambridgeshire.

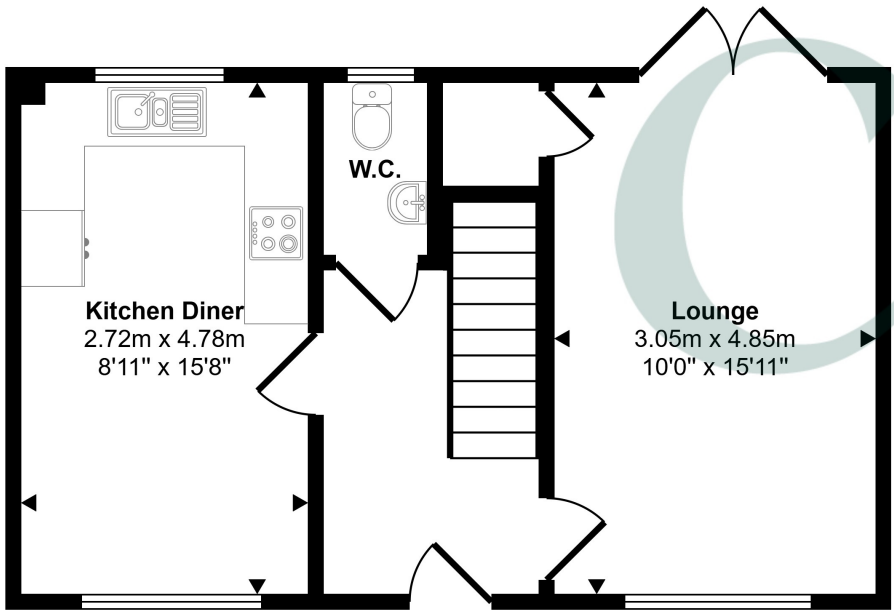




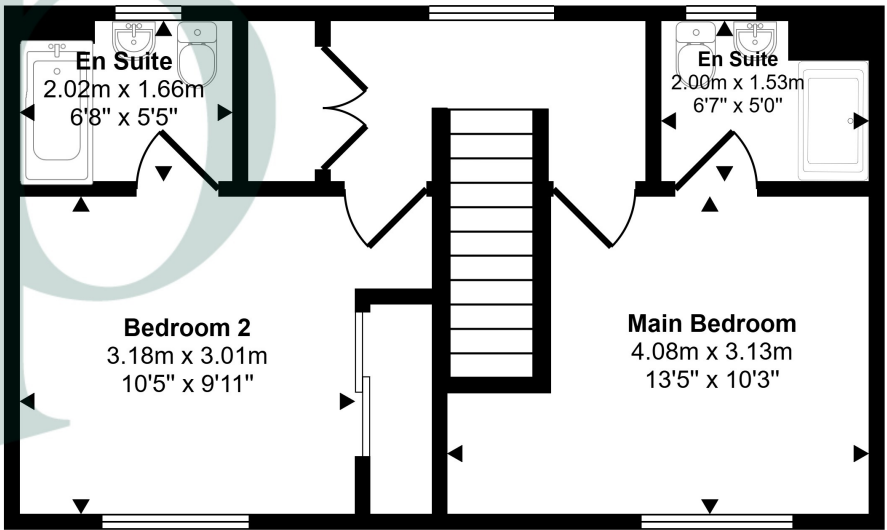




Approx Gross Internal Area  
78 sq m / 842 sq ft

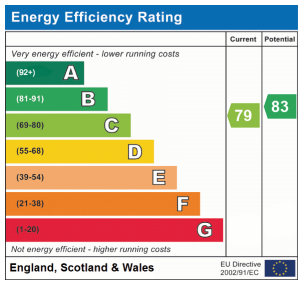


Ground Floor  
Approx 39 sq m / 422 sq ft



First Floor  
Approx 39 sq m / 421 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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