



# 4, Thomas Way

Royston,  
Hertfordshire, SG8 5UT  
OIEO £550,000

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properties

This beautifully presented detached family home is set within a peaceful cul-de-sac location and is generously proportioned throughout. This attractive family residence comprises; an entrance hallway, downstairs WC, lounge, kitchen/dining/family room with panoramic doors onto the patio area, ideal for alfresco dining and entertaining. To the first floor accommodation there are four excellent sized bedrooms with an en-suite to the master bedroom and a modern fitted family bathroom. Externally the property boasts a lovely mature rear garden with a large patio direct off of the kitchen/family room. There is also a home office with power and lighting. To the front is a block paved driveway leading to the detached garage. This property benefits from being beautifully renovated by the current owners with new double glazing throughout, water softener and solar panels.

This family home is within a short walk from all the amenities of this thriving market town. Royston's vibrant market town benefits from commuter links directly to London's Kings Cross and Cambridge via the British Railway Network and also has excellent commutable road links via the A10, M11, A505 and A1M and has good access directly to Cambridge City Centre along with London Luton and Stansted airports both being within a 45 minute drive. There are desirable schools for lower and higher education with two schools holding outstanding reputation. Royston town centre benefits from local amenities including boutique shops, restaurants/bars, major supermarkets and doctors and dentists.

- Beautiful Detached Family Home
- Driveway and Detached Garage
- Family Bathroom, En-Suite and Downstairs WC
- Spacious Kitchen/Diner/Family Room with Panoramic Doors onto the Patio
- Four Excellent Sized Bedrooms
- Lovely Rear Garden with Home office
- Solar Panels
- New Double Glazing throughout



## Ground Floor

### Entrance Hallway

On entering the property through the composite obscured double glazed door, there is wooden flooring, access to the lounge, kitchen/diner/family room, downstairs WC and stairs ascending to the first floor accommodation. There is a radiator, single sockets, heating controls, smoke detector and a large under stairs cupboard for storage.

### Lounge

12' 9" x 14' 10" (3.89m x 4.52m) This beautifully light and bright lounge has dual aspect double glazed uPVC windows to the front and side of the property, plenty of room for furniture, a radiator, fireplace which is currently blocked off with a tiled back, and pretty surround.

### Kitchen/Diner

10' 5" x 24' 5" (3.17m x 7.44m) This stunning kitchen/diner almost 25ft long is a fantastic family space with room for a large dining room table and sitting room furniture. Currently this space also has a large piano in it. The kitchen area has a uPVC double glazed window to the rear aspect and comprises; matching wall and base units with a roll edge wooden work top, sink and half with drainer unit, tiled splash back, large gas 6 ringed hob Kenwood oven, and space for a tall fridge/freezer. The dining room area has stunning panoramic folding doors onto the large patio bringing the outside in. A fabulous space to entertain for alfresco dining or to watch the children playing.

### Utility Room

5' 3" x 6' 4" (1.60m x 1.93m) The utility room is located through an archway from the kitchen area. There is a uPVC double glazed window to the side aspect, fitted matching wall and base units, a roll edge worktop, tiled splash back, stainless steel sink with drainer unit, space & plumbing for a washing machine and tumble dryer, radiator, double sockets.

### Downstairs WC

The downstairs WC has been modernised with a uPVC obscured double glazed window to the front aspect and comprises; a low level flush WC, wash hand basin with tiled splash back and the electric consumer box is allocated here.

## First Floor

### Landing

The landing provides access to all four bedrooms and the family bathroom. There is a uPVC double glazed window to the side aspect, smoke detector, radiator, single socket, access to the loft via the hatch, and an airing cupboard with shelving for storage.

### Master Bedroom

10' 9" x 11' 4" to built in wardrobes (3.28m x 3.45m) This beautiful master suite has double built in wardrobes, a uPVC double glazed window to the rear aspect, a radiator, double sockets and access to the en-suite.



## En-suite

The en-suite to the master bedroom has an obscured uPVC double glazed window to the side aspect and comprises; a wash hand basin with pedestal, shaver point, extractor fan, low level flush WC, corner shower with mains shower, partially tiled with a tiled floor.

## Bedroom Two

10' 10" x 13' 1" (3.30m x 3.99m) This beautifully decorated, excellent sized second double bedroom is currently used as a study/office with a uPVC double glazed window to the front aspect, radiator and double sockets.

## Bedroom Three

8' 10" to built in wardrobes x 10' 2" (2.69m x 3.10m) The third bedroom is a great sized double bedroom with double built in wardrobes, uPVC double glazed window to rear aspect, a radiator and double sockets,

## Bedroom Four

6' 3" x 9' 6" (1.91m x 2.90m) The fourth bedroom is a good sized single bedroom currently used as a nursery with a uPVC double glazed window to the side aspect, a radiator and double sockets.

## Family Bathroom

This beautifully modern fitted family bathroom comprises; wash hand basin with pedestal, low level flush WC, bath with mixer taps and shower head attached, partially tiled, shaver point and extractor fan, radiator and an obscured uPVC double glazed window to the side aspect.



## External

### Garden

This stunning rear garden is fully enclosed via a fence to both sides and bordered by lime trees, shrubs and plants. The garden is mainly laid to lawn with a huge patio area for entertaining and pathway to side giving access to side gate, garage and driveway. At the bottom of the garden there is a home office. There is outside lighting and a stunning pergola with grape vine growing.

### Home Office

7' 6" x 9' 6" (2.29m x 2.90m) The home office is a great space for anyone working from home with lovely views of the garden. This versatile space could be used as a summer house, play house, games room or for additional storage, . There are full length windows to the front, and both sides with a glass door. There are power sockets and lighting.

### Garage

8' 2" x 15' 9" (2.49m x 4.80m) This detached garage is accessed from the block paved driveway which gives access through a gate into the rear garden. The block paved driveway has parking for 2 cars. The garage has an up and over door with power, lighting and an apex roof for storage.

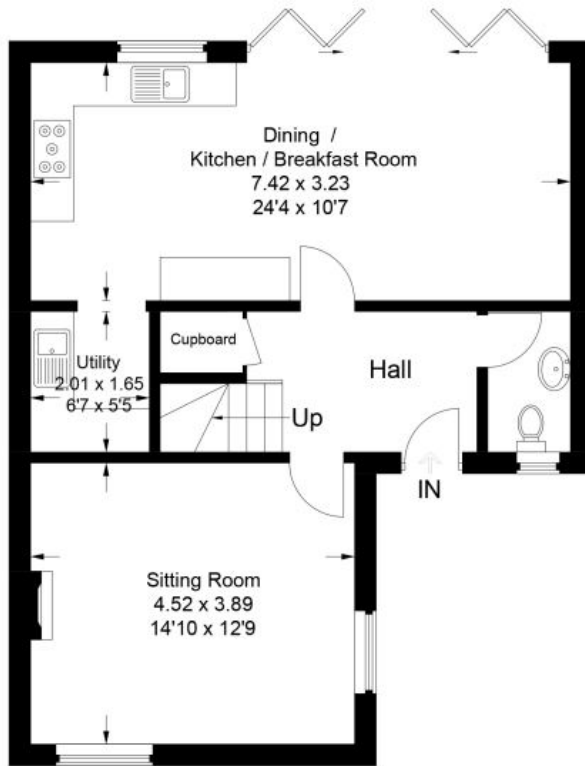
## Owners Love

Sunset garden, quiet, friendly and supportive neighbours and the beautiful natural light within the property.

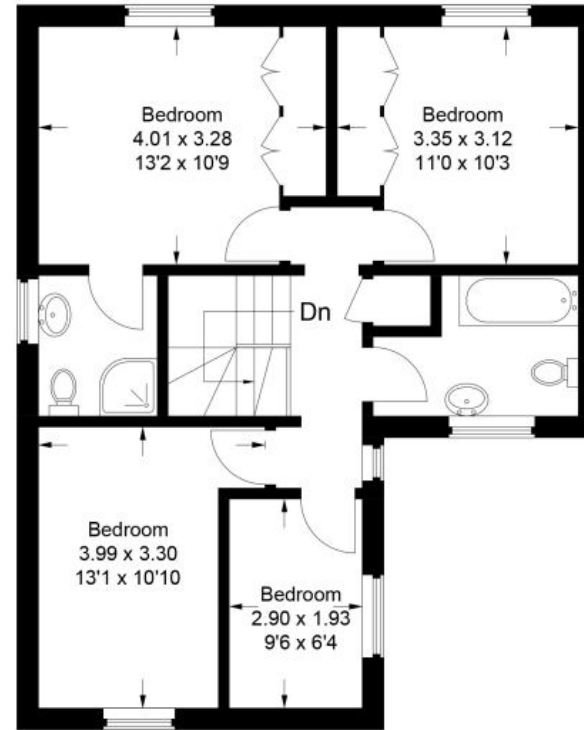




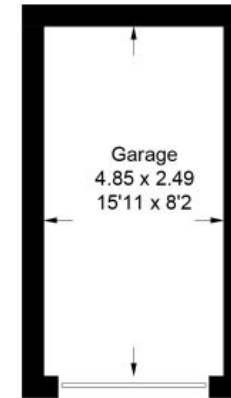
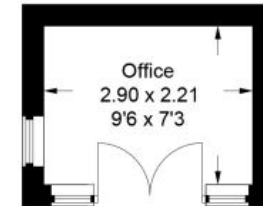
Approximate Internal Area  
 Ground Floor = 59.5 sq m / 640 sq ft  
 First Floor = 58.7 sq m / 632 sq ft  
 Office = 6.6 sq m / 71 sq ft  
 Garage = 12.3 sq m / 132 sq ft  
 Total = 137.1 sq m / 1,475 sq ft



**Ground Floor**



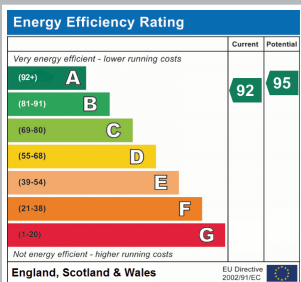
**First Floor**



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Viewing by appointment only

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