

# 3 ROYSTON AVENUE

SPALDWICK • PE28 0TH



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## KEY FEATURES

- Attractively Individual Semi-Detached Home.
- Around 1,540 Square Feet of Comfortable, Versatile Accommodation.
- Exceptional Space for the Extended Family, Entertaining and Homeworking.
- Four Bedrooms, Bathroom and Additional Cloakroom/WC.
- Wonderful Living Area with Oak Flooring, Wood Burner and French Doors to the Garden.
- Superbly Fitted Kitchen with Quartz Counters, Lacquered Cabinets and Integrated Appliances.
- Useful Snug/Home Office.
- Extensive Off-Road Parking and Delightfully Secluded Garden.
- Excellent Village Location, Convenient for Local Facilities and Major Road.
- EPC Rating – D.

## THE PROPERTY

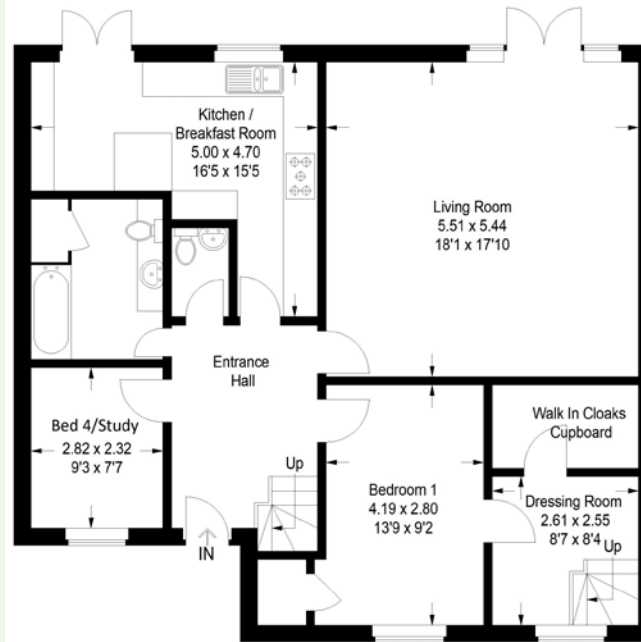
An attractive family home, offering well-planned and adaptable accommodation that would equally suit the larger family and those looking for a comfortable home with the added benefit of ample entertaining or home working space. Set back from the road, it is well-positioned and convenient for the local primary school, amenities and major road links. Extending to around 1,540 sq. ft. the property offers a welcoming entrance hall with guest cloakroom and family bathroom, plus the potential for four bedrooms including the principal suite, currently configured to provide bedroom, study and leisure areas. The excellent living room with wood flooring and wood burning stove, and the superbly crafted kitchen with quartz counters, quality cabinets and appliances, both feature French doors opening onto the garden.

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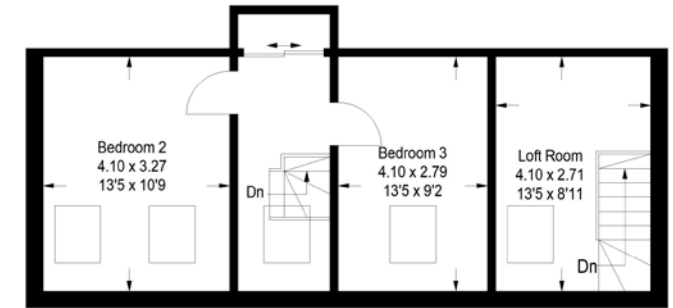
Guide Price £425,000

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Ground Floor



First Floor

Approximate Gross Internal Area  
143.1 sq m / 1540 sq ft

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. (ID1038245)  
Housepix Ltd

## THE VILLAGE

The desirable village of Spaldwick is situated just off the recently upgraded A14 and about four miles north of Kimbolton. The village has a church, primary school with playgroup, an excellent public house and restaurant and services with petrol station, convenience store, Costa and Greggs. The secondary school for Spaldwick catchment is Hinchingbrooke in Huntingdon. The A1 is about 4.5 miles to the east, giving excellent dual carriageway access both north and south and to the A14/M11. Main line commuter train service to London's Kings Cross is available at Huntingdon (approx. 7 miles) and St Neots (approx. 12 miles). Bedford is approximately 19 miles and Cambridge 25 miles away. The airports of Stansted and Luton can be reached in approximately one hour.



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