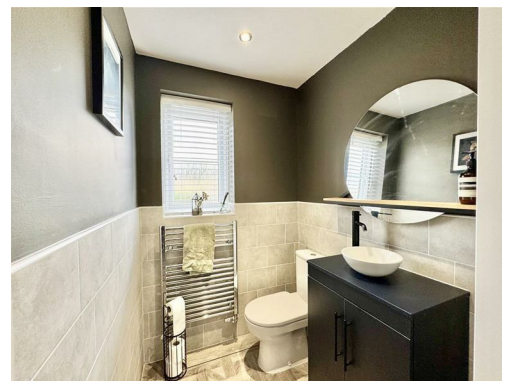


34 Railway Walk,
Royston S71 4GL

OFFERS OVER
£280,000



MODERN THREE BEDROOM DETACHED HOME WITH STUNNING PRESENTATION AND A MAGNIFICENT DINING KITCHEN WITH BESPOKE UTILITY AREA, GORGEOUS LOUNGE, DELIGHTFUL WELCOMING HALL WITH CLOAKS CUPBOARD AND WC. HOUSE BATHROOM AND THREE BEDROOMS ON THE FIRST FLOOR, THE SECOND DOUBLE WITH QUALITY WARDROBES AND THE GENEROUS MASTER AGAIN WITH WARDROBES AND A GOOD SIZE EN SUITE. THERE IS OFF ROAD PARKING FOR TWO/THREE CARS AND A GOOD SIZE, SOUTH WEST FACING, ENCLOSED GARDEN.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY
PROPERTIES

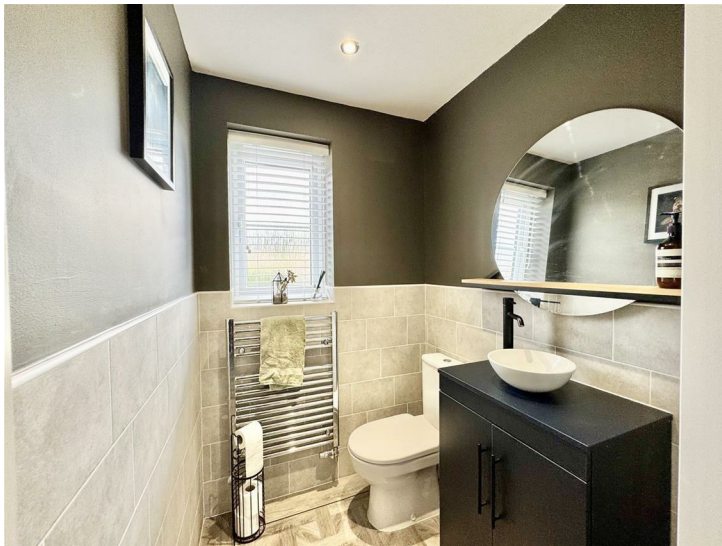
HALL 11'3" max x 5'6" max

You enter the property through a composite front door into this delightful hallway which gives a first glimpse of the fantastic presentation this home has to offer. There is Amtico basket weave LVT flooring, a feature which continues throughout the ground floor and bathrooms. There is a cloaks cupboard for shoes and coats, single radiator, and combination painted and runner stairs leading to the first floor. A very useful storage area is under the stairs and internal doors lead to the WC cloaks, lounge and kitchen diner.



GROUND FLOOR WC 4'10" x 4'7"

Well proportioned WC, situated off the hall and having a two piece suite in white consisting of vanity wash unit with circular bowl and mixer tap, twin flush low level WC, tiling to dado height to the walls and LVT flooring. There is a chrome ladder towel radiator, ceiling spotlights and an internal door leads to the hallway.



LOUNGE 17'1" x 10'10"

Impressive in size and presentation, this wonderful living room is again presented to a high standard with feature panelled wall and LVT flooring. The French doors to the rear lead to the garden and bring in extra light in addition to the double glazed window to the front. There are two wall mounted radiators and an internal door leads to the hallway.



DINING KITCHEN 17'1" x 11'9" widening to 15'5"

Spectacular kitchen diner and definitely the stand out feature of the home with the kitchen part having an excellent range of wall and base units with a Navy finish and gold handles, complimentary marble effect worktops and splashbacks with an inset stainless steel one and a half bowl sink and mixer tap. There are numerous integrated appliances including an eye level double oven, five ring gas hob with stainless steel and glass extractor hood over, dishwasher, upright fridge freezer and washing machine. There are under unit and plinth lights in addition to the spotlight and feature light fittings and a double glazed window to the front brings in plenty of natural light. There is a wine cooler which lights up and bespoke utility and storage units with plumbing for a washing machine plus plenty of space for a dining table. The LVT flooring that flows from the hall continues over the whole area, there is a double radiator and double glazed French doors leading to the garden with extra light brought in by the opening side panels. There is a wall mounted radiator and an internal door leads to the hallway.





LANDING 11'0" x 5'2" max

You ascend the combination painted and runner stairs from the hallway into the light and bright landing with carpet flooring, double glazed window to the rear, single radiator and glass light fitting. There is Wainscott panelling which continues through the hall, stairs and landing and internal doors to all bedrooms and the house bathroom.



BEDROOM ONE 20'9" max to rear of robes x 11'6" irregular shape

Outstanding master bedroom, lots of space and light having superb, quality wardrobes, carpet flooring and wall mounted radiator. Natural light is brought in via the double glazed window to the front, there is a glass shade ceiling light and access to the loft space. The feature panelled wall also has wall lights and internal doors lead to the en-suite and landing.



EN SUITE 8'2" max x 6'2"

Impressively sized en-suite having a three piece suite in white consisting of tiled double shower enclosure with thermostatic shower, upgraded vanity wash basin with mixer tap and storage under and twin flush low level WC. A double glazed window with obscure glass brings in the natural light, there is a wall mounted chrome ladder towel radiator, extractor fan, electric shaver/toothbrush socket and wall mounted heated and illuminated mirror. There is LVT flooring underfoot and an internal door leads to the bedroom.



BEDROOM TWO 12'9" to rear of robes x 9'6"

Second double bedroom and again attractively presented with two double, quality wardrobes giving excellent storage in addition to the built in over stairs cupboard. There is a double glazed window, fitted carpet, wall mounted radiator and rattan shade ceiling light. An internal door leads to the landing.



BEDROOM THREE 7'6" x 7'2"

Third and last of the bedrooms, this time situated at the rear of the property with a double glazed window overlooking the garden. There is a fitted carpet, wall mounted radiator and pendant lighting plus space for free standing bedroom furniture. There is Autex acoustic panelled to the wall for that extra peacefulness and an internal door leads to the landing.



BATHROOM 6'10" x 7'2"

Stylish bathroom matching the exceptional presentation of the rest of the house. There is a three piece suite in white consisting of pedestal wash basin with mixer tap, twin flush low level WC and the panel bath also has a shower over and screen, a feature you don't always get with modern properties and extremely useful for guests and older children. There is a chrome ladder towel radiator, LVT flooring, chrome downlighters and extractor fan. The wall are tiled to dado height in addition to the shower bath area being fully tiled and there is a double glazed window with obscure glass. An internal door leads to the landing.



FRONT AND PARKING

This splendid home has a unique shape giving it extra space opposed to the usual detached property. It has a shared access drive and private driveway parking for two to three vehicles to the side with secure gate leading to the rear garden.

EXTERNALLY

Enclosed, south west facing rear garden having a patio area, lawn and is enclosed by timber fence, there is an outside tap, and area panelled for privacy and LED panel lights. There is a garden shed and access back into the property via French doors in the lounge and kitchen.

~ Material Information ~

TENURE: Freehold

ADDITIONAL PROPERTY COSTS: None

COUNCIL AND COUNCIL TAX BAND TAX: Barnsley D

PROPERTY CONSTRUCTION: Stone and block

PARKING: Driveway

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source - Mains gas

*Broadband & Mobile -FTTP

BUILDING SAFETY: None

RIGHTS AND RESTRICTIONS: None

FLOOD & EROSION RISK: None

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: None

PROPERTY ACCESSIBILITY & ADAPTATIONS: None

COAL AND MINEFIELD AREA: Historic mining area

~ Agent Notes ~

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

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. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

~ Paisley Properties ~

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

~ Paisley Mortgages ~

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ Paisley Surveyors ~

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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