1 Orchard Drive,
Royston S71 4TB

OFFERS AROUND
£345,000















THIS STYLISH FOUR BEDROOM DETACHED RESIDENCE IS JUST READY TO MOVE INTO HAVING HAD NEW CARPETS AND BEEN FRESHLY DECORATED, OFFERING SPACIOUS ACCOMMODATION THROUGHOUT. IT BOASTS AN ENCLOSED LOW MAINTENANCE REAR GARDEN, GARAGE AND DRIVEWAY PARKING.
FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING: C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 4'8" x 17'5"





You enter the property through a part glazed composite door into a welcoming hallway which has practical oak effect laminate flooring running underfoot and ample space to remove outdoor clothing on arrival. A carpeted staircase ascends to the first floor and a doors lead to the dining kitchen, downstairs W.C. and lounge.

DOWNSTAIRS W.C. 2'7" x 5'7" max



This contemporary downstairs W.C. is fitted with a low level W.C and matching corner hand wash basin. There is a tiled splashback behind the basin and oak effect laminate flooring underfoot. Spotlights complete the room. A door leads to the hallway.

KITCHEN 10′0″ x 10′7″




Located to the front of the property with a window looking out to the front courtyard, this modern kitchen is fitted with beech effect base and wall units, dark granite worktops and upstands and a stainless steel one and a half bowl sink with mixer tap. cooking facilities comprise a five burner gas hob with a stainless steel canopy hood extractor fan over and a double electric oven. Integrated appliances include a tall fridge freezer and a dishwasher. A breakfast bar offers an informal dining solution for two people. Practical black wood effect LVT flooring runs underfoot and spotlights to the ceiling complete the room. Doors lead to the utility room and hallway.

UTILITY ROOM 5′6″ x 6′11″ max

Handily located just off the kitchen and with an exterior door leading out to the side of the property, this practical room continues the theme from the kitchen with beech units, black granite worktops and a single bowl sink with mixer tap over. There is space and plumbing for a washing machine. Black wood effect LVT runs underfoot and there are spotlights to the ceiling. A door leads to the kitchen.

LOUNGE 12′3″ x 14′11″ max




This lovely stylishly decorated lounge is light and airy courtesy of French doors with shutters which lead out to the rear garden. There is ample space for lounge furniture and a set of glazed double doors open right up to the dining room which makes a perfect entertaining space. Oak effect laminate flooring adorns the floor and there are spotlights to the ceiling. A door leads to the hallway.



DINING ROOM 12′2″ x 8′11″





With striking décor this fabulous formal dining space has room to accommodate a large table and chairs. A rear facing window allows natural light to flood in and offers views out to the garden whilst spotlights to the ceiling illuminate the room beautifully. A set of double part glazed doors open up to the lounge.

LANDING 7′0″ x 6′7″ max




A staircase ascends from the hallway to the first floor landing which is generous in size and has natural light flooding in from a side facing window on the stairs. A hatch provides access to the loft. Doors lead to the four bedrooms and house bathroom.

BEDROOM ONE 12′5″ x 13′5″ max




Immaculately presented offering a calm and tranquil haven to relax at the end of the day, this spacious double bedroom has space for freestanding bedroom furniture. A window overlooks the rear garden and doors lead to the ensuite and landing.



EN SUITE 9'7" x 2'11"





This contemporary ensuite shower room is fitted with a white pedestal hand wash basin with mixer tap and a matching low level W.C. along side a double walk in shower enclosure equipped with a waterfall shower. The room is partially tiled with beige tiles with a contrasting decorative panel in the shower matching the splashback behind the wash basin. Tile effect LVT runs underfoot and spotlights to the ceiling and a white ladder style heated towel radiator completes the scheme. An obscure window allows natural light to enter and a door leads to bedroom.

BEDROOM TWO 12'11" x 9'11"




Positioned to the front of the property with a window allowing natural light to enter, this charming double bedroom benefits from fitted wardrobes and still has an abundance of space for further items of bedroom furniture. A door leads to the landing.

BEDROOM THREE 9'11" x 11'2"




Neutrally decorated, this third double bedroom is located towards the front of the property with a window looking out over the driveway. There is ample space for freestanding bedroom furniture. A door leads to the landing.

BEDROOM FOUR 10'8" x 10'2" max

This fourth double bedroom can be found to the rear of the property with a window overlooking the garden. It benefits from fitted wardrobes and there is further space for other items of bedroom furniture. A door leads to the landing.

HOUSE BATHROOM 9'4" x 6'8" max





This contemporary bathroom is fitted with a white suite comprising of a low level W.C., matching pedestal wash basin with mixer tap and a bath with central taps. There is a separate walk in shower enclosure with a waterfall shower. the room is partially tiled with tiles in neutral shades and grey wood effect LVT flooring adorns the floor. An obscure window allows natural light to enter and a door leads to the landing.

GARAGE AND PARKING

To the front of the property is a block paved drive and gravelled area offering parking for multiple vehicles; this leads to a single garage with an up and over door, light and power.



GARDEN





To the rear of the property is an enclosed rear garden which is of a good size and low maintenance being mainly paved and is over two levels. A patio adjacent to the house offers a perfect al fresco dining space and a pergola on the lower level provides space for a hot tub.



~ Material Information ~
TENURE: FREEHOLD
ADDITIONAL PROPERTY COSTS: NONE
COUNCIL AND COUNCIL TAX BAND TAX: BARNSLEY BAND D

PROPERTY CONSTRUCTION: BRICK
PARKING: DRIVEWAY

UTILITIES:
*Water supply & Sewerage- MAINS
*Electricity & Gas Supply - MAINS
*Heating Source - GAS CENTRAL HEATING
*Broadband & Mobile - FTTC

BUILDING SAFETY: NONE

RIGHTS AND RESTRICTIONS: NONE

FLOOD & EROSION RISK: NONE

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NONE

PROPERTY ACCESSIBILITY & ADAPTATIONS: NONE

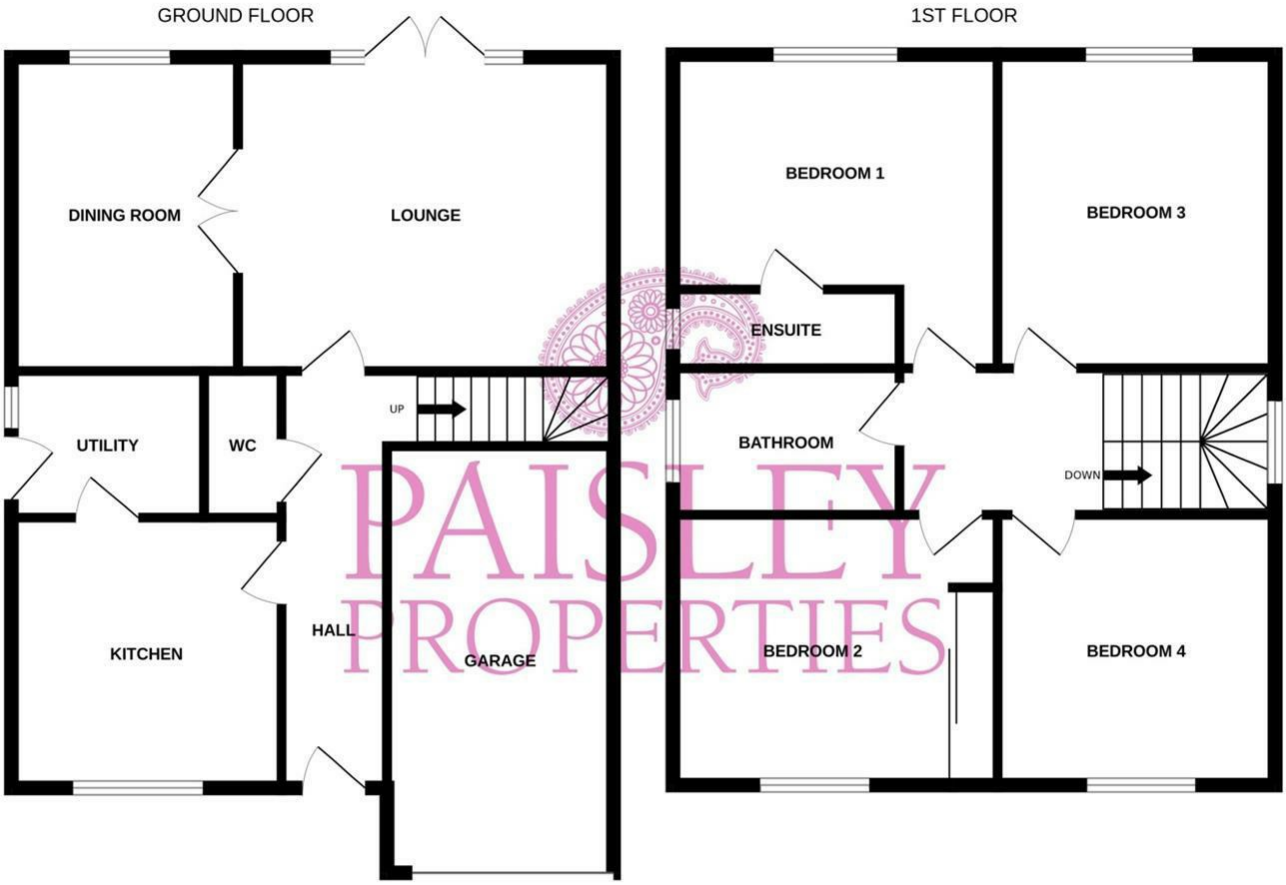
COAL AND MINEFIELD AREA: HISTORICAL

~ 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.

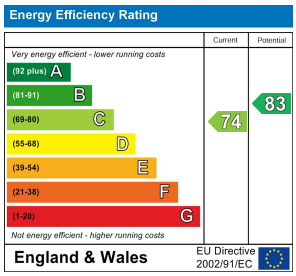
~ Paisley Properties ~
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment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

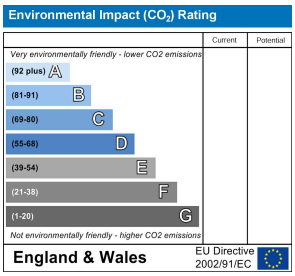
~ Paisley Mortgages ~
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to 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. *



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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