

35 Royce Road, Alwalton, PE7 3UR

Offers In The Region Of £470,000

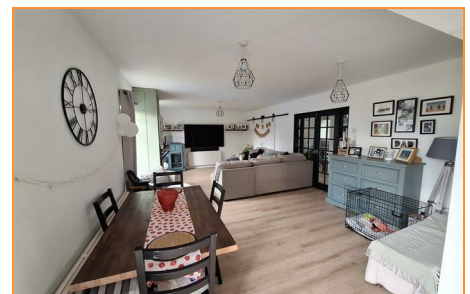
Impressive Six-Bedroom Detached Home in Alwalton

Situated in the popular village of Alwalton, this impressive detached property on Royce Road offers spacious and versatile accommodation extending to approximately 1,313 sq ft, making it an excellent choice for a growing family.

The property offers an impressive six bedrooms, providing plenty of flexibility for family living, guests, home working or those requiring additional space. The two reception rooms provide further versatility, creating comfortable areas for both relaxing and entertaining.

The modern fitted kitchen is well equipped with contemporary appliances, ample storage and generous workspace, making it a practical and stylish heart of the home. There are also two bathrooms, providing valuable convenience for a larger household.

Externally, the property benefits from an enclosed rear garden, offering a private outdoor space for entertaining, children or simply enjoying the warmer months. To the





Hallway

17'04 x 5'08 (5.28m x 1.73m)

Double glazed door to front aspect and windows to front and side aspect, laminate flooring, wall mounted radiator, stairs to first floor,

Study

9'02 x 6'04 (2.79m x 1.93m)

Double glazed window to front aspect, wall mounted radiator and wood flooring.

Games Room

13'05 x 10;04 (4.09m x 3.05m;1.22m)

Double Glazed window to front and side aspect, laminate flooring. wall mounted radiator, sliding doors leading to lounge area

Lounge Area

16'03 x 13'11 (4.95m x 4.24m)

Open living area with doors leading to games room, double glazed windows to rear aspect, fire place with gas fire, wall mounted radiators, laminate flooring, open to dining area

Dining Area

7'00 x 13'11 (2.13m x 4.24m)

laminate flooring, open to dining area and kitchen area.

Kitchen Area

15'08 x 13'11 (4.78m x 4.24m)

Fitted kitchen comprising of matching wall and base units with worksurface over housing stainless steel sink with splash backs, electric double oven, extractor fan, breakfast island with built in cupboards, built in dishwasher, space for fridge/ freezer , tiled flooring, and double glazed window to rear and door leading to an enclosed garden .

Inner hallway

5'10 x 3'09 (1.78m x 1.14m)

Space for your coats walkway through to utility room and door leading to garage

Utility Room

8'08 x 3'10 (2.64m x 1.17m)

Space for washing machine and built in sink and cupboards door to downstairs wc

Downstairs Cloakroom

7'06 x 3'10 (2.29m x 1.17m)

Upvc window to side wc , sink and radiator

Integral Double Garage

15'04 x 13'01 (4.67m x 3.99m)

Double garage with electric doors, power, lighting and plumbing. Storage cupboard and central heating boiler.

Landing

10'00 x 2'11 (3.05m x 0.89m)

With stairs rising from ground floor, airing cupboard, loft hatch access and double glazed window to front aspect, door leading to all rooms and inner hallway

Inner Hallway

13'00 x 3'01 (3.96m x 0.94m)

Leading to further 3 Bedrooms, and built in cupboards

Master Bedroom

14'09 x 11'08 (4.50m x 3.56m)

Double glazed window to rear, laminate flooring, radiator, door to ensuite



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		