



5 Coltsfoot Drive, Royston, SG8 9EU

 Digitally Altered





Asking Price: £400,000

Freehold

Coltsfoot Drive, Royston, SG8 9EU

- Semi-Detached Family Home
- Three Good-Sized Bedrooms, All Equipped with Built-In Storage
- Situated on the Popular "The Ridings" Development
- Spacious Living Room
- Well-Fitted Family Bathroom
- Separated Kitchen and Dining Room
- Large South-Facing Rear Garden
- Driveway and Single Garage
- 0.1-Mile Walk to Studlands Rise First School (Ofsted Rating: Good) & 0.26-Mile Walk to Icknield Walk First School (Ofsted Rating: Excellent)
- Freehold, EPC - 60/D

Situated on the ever-popular The Ridings development, this well-presented three-bedroom semi-detached home offers an excellent opportunity for young families and first-time buyers alike, combining spacious accommodation with convenient access to local schools, amenities and commuter links.

Upon entering, the property welcomes you into a spacious entrance hallway, complete with useful storage, which opens into a generous lounge, providing the perfect space for relaxing and entertaining. The lounge leads through to a separate dining room, offering an ideal setting for family meals and social occasions, alongside a well-equipped kitchen featuring an electric oven and hob.

Upstairs, a central landing provides access to three well-proportioned bedrooms, all benefiting from built-in storage, together with a well-appointed family bathroom fitted with a modern three-piece suite.



Accommodation

Entrance Hall 4'7" x 7'3" (1.4m x 2.2m).

Living Room 12'11" x 12'11" (3.94m x 3.94m).

Dining Room 9'1" x 8'7" (2.77m x 2.62m).

Kitchen 8'6" x 8'11" (2.6m x 2.72m).

Landing 3'2" x 8'6" (0.97m x 2.6m).

Bedroom 11'2" x 11'1" (3.4m x 3.38m).

Bedroom 11'2" x 8'11" (3.4m x 2.72m).

Bedroom 6'5" x 7'11" (1.96m x 2.41m).

Bathroom 6'3" x 5'6" (1.9m x 1.68m).

Driveway

Front Garden

Rear Garden

Garage 8'4" x 16'6" (2.54m x 5.03m).

Freehold

North Hertfordshire District Council

Council Tax Band - "D"

EPC - 60/D



Further Information

Externally, the property continues to impress, offering a single garage and driveway providing off-road parking for multiple vehicles, alongside a front garden laid to lawn. To the rear, a particularly attractive feature is the spacious, tiered, south-facing garden, boasting two separate patio areas, creating excellent spaces for outdoor dining, entertaining and enjoying the sunshine throughout the warmer months.

The location is ideally positioned for families, with both Icknield Walk First School (Ofsted Rating: Excellent) and Studlands Rise First School (Ofsted Rating: Good) conveniently situated nearby. Royston town centre is also within approximately 0.5 miles, offering a wealth of shops, eateries and everyday amenities.

For commuters, Royston provides excellent transport connections, with its mainline railway station offering services to both London King's Cross and Cambridge, making this an appealing location for those needing convenient access to either city.

Offering generous living accommodation, excellent outdoor space and a highly convenient location, this lovely family home represents a fantastic opportunity. Early viewing is highly recommended to fully appreciate all that is on offer.

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