



## 54 Ruston Drive, Royston, S71 4FP

In the heart of this popular development in Royston is this charming detached home. Built in 2004, the property boasts a generous 1,055 square feet of well-designed space, making it an ideal home for families or first time buyers.

Upon entering, you are welcomed into a spacious reception room, just off of the porch, which provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The Lounge leads into the spacious kitchen/diner, with patio doors leading onto the private garden to the rear.

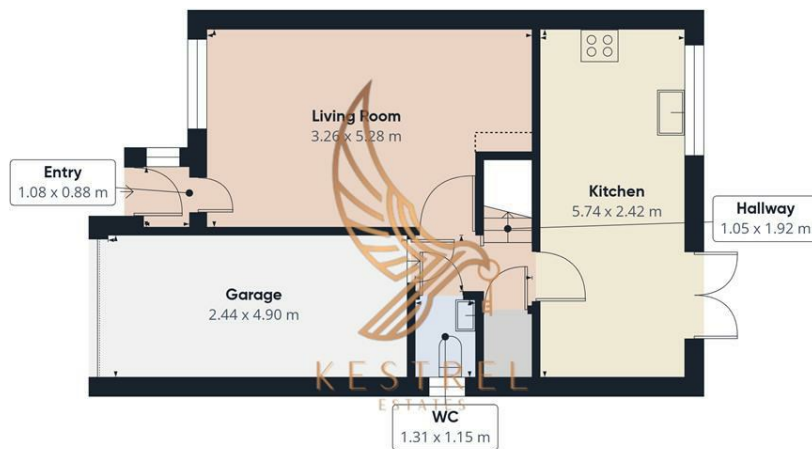
The house features three well-proportioned bedrooms, ensuring ample space for everyone. The master bedroom also benefits from an en-suite as well as the master bathroom.

Externally there is an integral garage and off road parking, a must for any family.

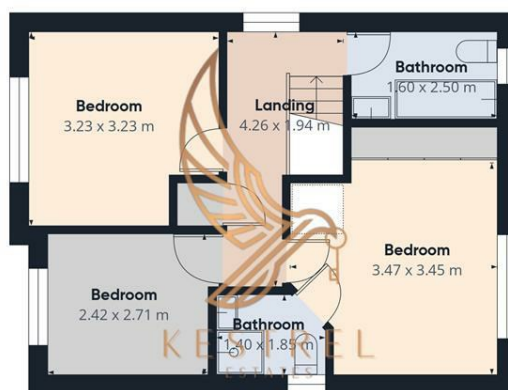
The location is superb, providing easy access to local shops, schools, and transport links, making it an ideal choice for commuters and families alike.

- 3 Bed Detached Home
- Beautifully Presented Inside and Out
- Spacious Lounge
- Kitchen/Diner
- Downstairs WC
- 3 Generous Bedrooms
- Master Bedroom with En-Suite
- Integrated Garage
- Fantastic Location, Close to Schools, Shops, Amenities

**£250,000**



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
89.2 m<sup>2</sup>

**Reduced headroom**  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that, calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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