



# Homestead Moat, Stevenage, Hertfordshire. SG1 1UE

- THREE DOUBLE BEDROOMS
- GARAGE AND DRIVEWAY
- LOUNGE/DINING ROOM
- GROUND FLOOR CLOAKROOM
- FAMILY BATHROOM
- GOOD SIZE REAR GARDEN
- CONSERVATORY
- COMBINATION BOILER
- WITHIN A SHORT WALK TO THE STATION
- ACCOMMODATION IN EXCESS OF 1000 SQ FT / 102 SQ MTS



## PROPERTY DESCRIPTION

This well presented three bedroom family home is in great condition and ready to move into. It offers in excess of 1,100 square foot of accommodation. On the ground floor, the property benefits from kitchen, lounge/dining room, conservatory and ground floor cloakroom. Upstairs, there are three double bedrooms, a family bathroom and two storage cupboards.

Outside the garden is fully enclosed and benefits from flower beds, mature trees and shrubs. There is a gate leading to a wooded area at the rear, a brick built storage shed and gate to the front of the property. The front drive offers parking currently for one vehicle and there is a single garage.

Homestead Moat is in a perfect location in Stevenage for a commuter being close to the town centre and train station. It benefits from the following amenities:

St Nicholas Primary 0.5 miles

Broom Barns Primary 1 minute walk away

Marriotts Secondary School 1.3 miles

Fairlands Valley Park 1 miles

Asda supermarket 0.7 miles

Town Centre 0.3 miles

A1m Junction 7- 1.0 miles

Stevenage Train Station 0.9 miles



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALLWAY

A light and airy entrance hallway with tiled flooring and understairs storage cupboard. Double length window to the front aspect.

#### DOWNSTAIRS CLOAKROOM

0.74m x 1.40m (2' 5" x 4' 7")

Tiled walls and flooring, concealed low level wc, wash hand basin and inset shelving.

#### LOUNGE/DINING ROOM

3.45m x 6.31m (11' 4" x 20' 8")

An open plan lounge/dining room with Bow window to the front aspect and double glazed patio doors opening to the conservatory.

#### CONSERVATORY

2.68m x 3.83m (8' 10" x 12' 7")

A refurbished addition to the house with double glazed windows and door opening out to the garden. Newly laid Bamboo flooring with underfloor heating and solid roof.

#### KITCHEN

2.34m x 3.67m (7' 8" x 12' 0")

A fitted kitchen with a range of white gloss eye and base level cabinets and wooden effect work surfaces.

Integrated Bosch oven and hob and space for further white goods. Wall mounted combination boiler, tiled flooring and splashbacks. Window and door to the rear aspect and door to the side lobby.

#### SIDE LOBBY

1.62m (max) x 3.60m (5' 4" x 11' 10")

With space for a fridge/freezer and additional storage. Tiled flooring and door to the front of property.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Doors to the bedrooms and bathroom and two storage cupboards. Access to the loft via a hatch.

#### BEDROOM ONE

3.34m x 3.45m (10' 11" x 11' 4")

A double bedroom with window to the front aspect.

#### BEDROOM TWO

2.72m x 3.53m (8' 11" x 11' 7")

A double bedroom with window to the front aspect.

#### BEDROOM THREE

2.87m x 4.48m (9' 5" x 14' 8")

A double bedroom with window to the rear aspect.

#### BATHROOM

1.60m x 2.70m (5' 3" x 8' 10")

A modern re-fitted bathroom suite comprising; side panelled bath with shower over and glass privacy screen. Low level wc and wash hand basin. Tiled walls and flooring. Chrome towel heater and window to the rear aspect.

### OUTSIDE

#### REAR GARDEN

A good size garden which has been re-designed for low maintenance. A range of flower beds and shrubs, shingle and pathway leading to the rear gate. There is a brick built storage shed, greenhouse and access via a gate to the front of the property.

#### GARAGE

2.69m x 5.02m (8' 10" x 16' 6")

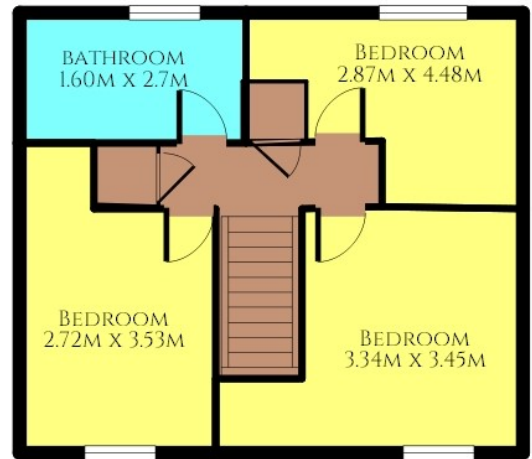
There is a single garage with up and over door and driveway for one vehicle.

#### FRONT GARDEN

There is a lawned area to the front of the house with path leading to the front door. The vendors have advised that this could be adapted for additional parking. There is further free parking in the bays directly outside the house.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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