

FOR SALE

£475,000 Freehold



Twinwoods, Stevenage, Hertfordshire. SG1 1RJ

- WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION
- STUNNING WEST FACING GARDEN
- THREE BEDROOMS
- GARAGE AND DRIVEWAY
- CUL-DE-SAC POSITION
- ADDITIONAL SITTING ROOM WITH BI FOLD DOORS TO GARDEN
- COMBINATION BOILER
- DOWNSTAIRS CLOAKROOM
- ENTRANCE PORCH
- TILT AND TURN DOUBLE GLAZING



PROPERTY DESCRIPTION

****Guide Price £475,000 - £500,000****

Having previously won garden of the year in Stevenage, the tranquil 'west facing garden' will make you want to stay outside this enchanting home; with an array of mature shrubs, bushes and flowers; this focal point to this garden is the stunning koi pond, but with so much more to see including; two patio areas, a raised decking with viewing point, small orchard, shingled area, artificial lawn area and space for two sheds and a green house, this garden just keeps giving!

A front porch has been added to create a fantastic welcoming area with space for shoes and coats, the lounge/diner runs the length of the original property and has been finished beautifully opening into the additional sitting room with bifold doors opening to the garden creating inside/outside living. The 'Wren' refitted kitchen is bright and modern and the downstairs cloakroom is a great addition. Upstairs are three good size bedrooms and family bathroom with spa bath and a separate w/c.

To the front of the property; you benefit from a garage sitting on a good side plot, driveway for multiple cars in tandem and still preserving a gorgeous lawn front garden.

Twinwoods is a quiet cul-de-sac on the edge of the town centre and the cycle track/pathway allows quick walking access to Stevenage Town Centre, Train station and Fairlands lakes.

St Nicholas Primary 0.1 Miles

Marriotts Secondary School 0.5 Miles

Stevenage Town centre 0.8 Miles

Stevenage Train Station 0.9 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE PORCH

A lovely welcoming area with space for shoes and coats.

LOUNGE/DINER

3.33m x 6.35m (10' 11" x 20' 10")

Running the length of the original property with window to the front aspect and open to the sitting room. Vertical radiator.

SITTING ROOM

2.69m x 3.02m (8' 10" x 9' 11")

A gorgeous addition to the rear with bi-fold doors opening to the rear garden. Velux window and window to the side aspect.

DOWNSTAIRS CLOAKROOM

Enclosed w/c and vanity wash hand basin. Tiled floor, downlights and window to the front aspect.

KITCHEN

2.64m x 6.35m (8' 8" x 20' 10")

Refitted 'Wren' shaker style kitchen comprising a range of wall and base units with worksurface over. Eye level double oven and gas hob, space for washing machine, dish washer and fridge/freezer. Door to the side and rear aspect.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all bedrooms, bathroom and w/c.

BEDROOM ONE

3.33m x 3.38m (10' 11" x 11' 1")

Double bedroom with two windows to the front aspect. Radiator.

BEDROOM TWO

4.04m x 2.87m (13' 3" x 9' 5")

Double bedroom with two windows to the rear aspect. Radiator.

BEDROOM THREE

1.7m x 3.12m (5' 7" x 10' 3")

Currently used as a dressing room, a single bedroom with window to the front aspect. Radiator and storage cupboard.

BATHROOM

Spa bath with mixer taps and hand shower attachment and electric shower over. Tiled to splash areas and folding glass shower screen. Vanity wash hand basin. Window to the rear aspect. Heated towel radiator.

W/C

Close coupled w/c and window to the side aspect.

EXTERIOR

FRONT GARDEN

An enclosed front garden has a lawn with path to the front door. Gate to the driveway.

GARAGE

Up and over door with power and electrics inside. New replacement roof on the garage. Block pave driveway with parking for at least two cars in tandem.

REAR GARDEN

A West facing, fantastic size mature garden with multiple landscaped areas - a gardeners haven.

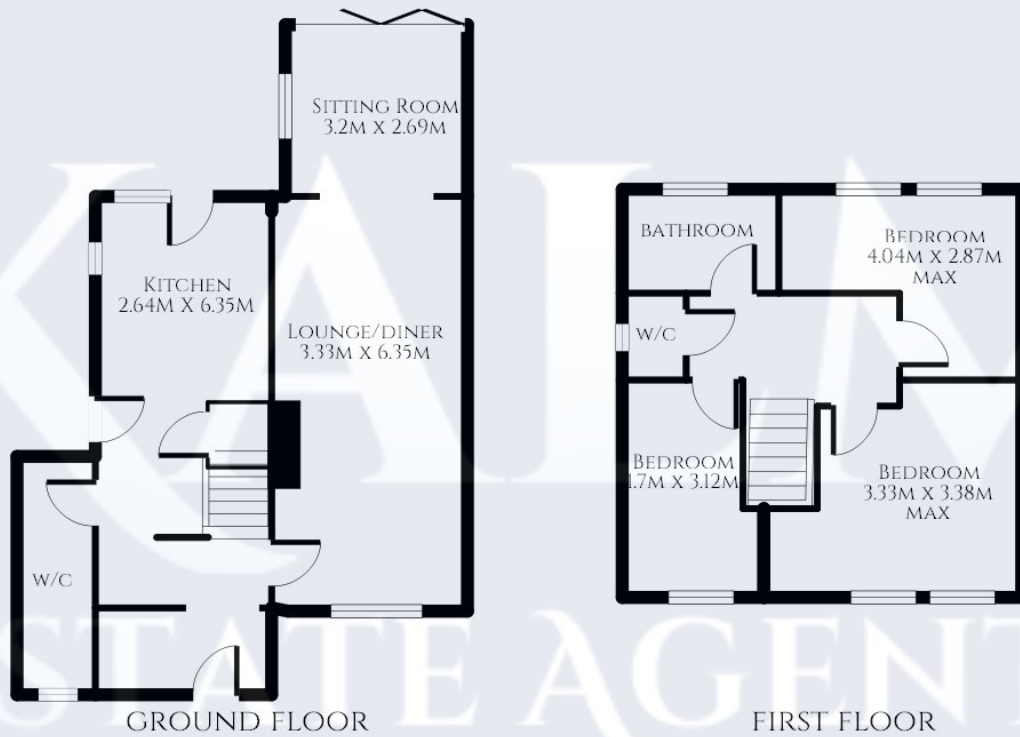
An array of mature shrubs, bushes and flowers border the garden and the focal point of the stunning koi pond.

A raised decking provides a viewing point for the pond and two patio areas give the balance of sun and shade. Small orchard with fruit trees and plants, shingled area, artificial lawn area and space for two sheds and a green house. Out side tap and access to the garage.

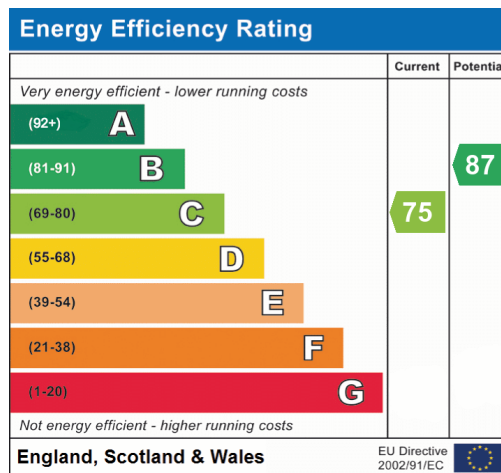


FLOORPLAN & EPC

KALM
-ESTATE AGENTS-



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 MISTATEMENT. 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 THERE OPERTABILITY OR EFFICIENCY CAN BE GIVEN.



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