

FOR SALE

£350,000 Freehold



Newgate, Stevenage, Hertfordshire. SG2 9DT

- CHAIN FREE
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- DRIVEWAY
- SEMI-DETACHED
- SOUTH FACING REAR GARDEN
- KITCHEN/DINER
- COMBINATION BOILER
- CLOSE TO LOCAL AMENITIES
- CLOSE TO FAIRLANDS VALLEY PARK



PROPERTY DESCRIPTION

An CHAIN FREE three-bedroom family home with driveway; located in the sought after Shephall area of Stevenage, situated on the popular road Newgate.

The property comprises: Entrance Hall, a family lounge, second reception room, large open plan kitchen/diner; To the first floor, there are three well-proportioned bedrooms, all of which feature built-in storage cupboards and a family bathroom.

Externally the property has a drive way to front for two - three cars and a good sized, south facing rear garden, perfect for young families and socializing.

Located within the popular family area of Shephall, the home is ideally positioned for access to the A1M providing routes to London and Peterborough along with the A10 with the following close by amenities:

Peartree Park 0.1 Miles

St Nicholas Primary 0.3 Miles

Local Shops 0.3 Miles

Marriotts Secondary School 0.4 Miles

Town Centre 1.0 Miles

Stevenage Train Station 1.2 Miles

Junction 7 A1(m) 1.3 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Doors leading to the lounge and kitchen/diner, stairs to the first floor. Radiator.

LOUNGE

4.01m x 3.20m (13' 2" x 10' 6")

A good size lounge with window to the front aspect. Double doors to the second reception.

KITCHEN/DINER

5.74m x 3.7m (18' 10" x 12' 2")

A great size kitchen/diner with a range of wall and base units with worksurface over. Space for washing machine and fridge/freezer. Window to the rear and side aspect. Space for dining table.

SECOND RECEPTION ROOM

4.0m x 2.4m (13' 1" x 7' 10")

A great additional space with can be used as a separate dining room/ study or playroom. Door and window to the rear aspect. Radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Storage cupboard housing the combination boiler.

BEDROOM ONE

2.8m x 4.2m (9' 2" x 13' 9")

Double bedroom with window to the front aspect, radiator.

BEDROOM TWO

4.0m x 2.8m (13' 1" x 9' 2")

Double bedroom with window to the front aspect. Storage cupboard. Radiator.

BEDROOM THREE

3.73m x 3.03m (12' 3" x 9' 11")

Double bedroom with large storage cupboard, window to the rear aspect. Radiator.

BATHROOM

2.7m x 1.3m (8' 10" x 4' 3")

Bath with mixer taps and hand attachment, W/C and Wash hand basin. Heated towel radiator. Window to the rear aspect.

EXTERIOR

DRIVE WAY

Driveway for 2/3 cars. Side access to the rear garden.

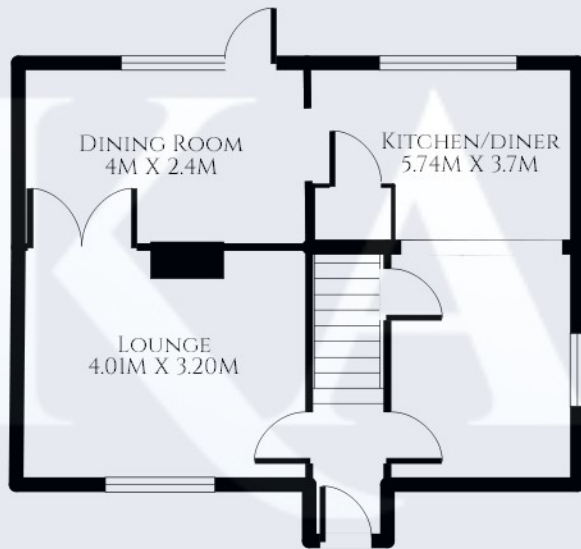
REAR GARDEN

South Facing rear garden, mainly laid to lawn with an array of mature shrubs and bushes.

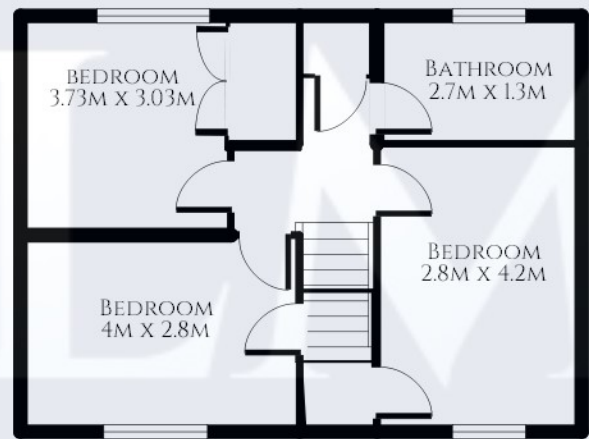


FLOORPLAN & EPC

KALM
-ESTATE AGENTS-



GROUND FLOOR



FIRST FLOOR

TOTAL AREA 91.93SQM (989.13 SQ.FT)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Stevenage
29, Shephall Green, Stevenage, SG2 9XS
01438 572020
linzi.davis@kalmestateagents.co.uk