



## Brixham Close, Stevenage, Hertfordshire. SG1 2RY

- KITCHEN/DINER
- DOWNSTAIRS CLOAKROOM
- FITTED BATHROOM
- THREE DOUBLE BEDROOMS
- GARAGE AND DRIVEWAY
- EV CHARGING POINT
- WALKING DISTANCE TO TRAIN STATION
- CLOSE TO AMENITIES
- SYMONDS GREEN LOCATION
- FULLY REFURBISHED



## PROPERTY DESCRIPTION

\*\*\*GUIDE PRICE £375,000 - £385,000\*\*\*

This three bedroom family home is located in the popular Symonds Green area of Stevenage. The property has been fully refurbished and benefits from a lounge, kitchen/diner, downstairs cloakroom, garage, three bedrooms and re-fitted bathroom. Externally there are gardens front and back and a parking space in front of the garage. Brixham Close is located to the west of Stevenage and benefits from being walking distance to lots of great amenities including but not limited to;

Symonds Green Health Centre 0.4 miles

Local Shop 0.3 miles

Woolenwick Primary School 0.3 miles

John Henry Newman Secondary School 0.8 miles

Thomas Alleyne Secondary School 0.8 miles

Sainsburys Supermarket 1.1 miles

Lister Hospital 1.1 miles

A1m Junction 8 - 1 mile

Town Centre 1.2 miles

Stevenage train station 1.2 miles



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALLWAY

Doors leading to all ground floor rooms and door directly into the garage and to the rear garden. Storage cupboard housing the water softener and meters. Downlights and radiator.

#### KITCHEN / DINING ROOM

3.21m x 4.99m (10' 6" x 16' 4")  
A refitted kitchen with stylish handleless cabinets and Quartz worktops. There are integrated appliances to include a hot water tap, dishwasher, microwave and double oven and Induction hob. There is space for a fridge/freezer and a washing machine. Laminate flooring, downlights and two windows to the front aspect. Radiator

#### LOUNGE

3.01m x 5.00m (9' 11" x 16' 5")  
A good size lounge with a Bay window to the rear. Two Vertical radiators and new carpets.

#### CLOAKROOM

0.82m x 1.72m (2' 8" x 5' 8")  
A refitted suite comprising basin, closed coupled wc and towel heater. Fully tiled walls and flooring. Window to the front aspect.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Doors to all rooms and a storage cupboard. There is access to the loft via a hatch. The loft is boarded with a loft ladder and light.

#### BEDROOM ONE

3.21m x 3.46m (10' 6" x 11' 4")  
A double bedroom with window to the rear aspect. Carpet, downlights and radiator.

#### BEDROOM TWO

2.99m x 3.49m (9' 10" x 11' 5")  
A Double bedroom with window to the front aspect. A walk-in closet with hanging rails and automatic lighting. Carpet, downlights and radiator.

#### BEDROOM THREE

2.33m x 2.83m (7' 8" x 9' 3")  
A small double bedroom with window to the rear aspect. Walk in closet with hanging rails and automatic lighting. Carpet, downlights and radiator.

#### BATHROOM

1.65m x 2.08m (5' 5" x 6' 10")  
A refitted family bathroom with side panel bath with decorative tiling. An Aqualisa shower over with privacy glass. Vanity wash hand basin and closed coupled WC. Towel heater, downlights and vinyl flooring.

#### EXTERIOR

##### FRONT GARDEN

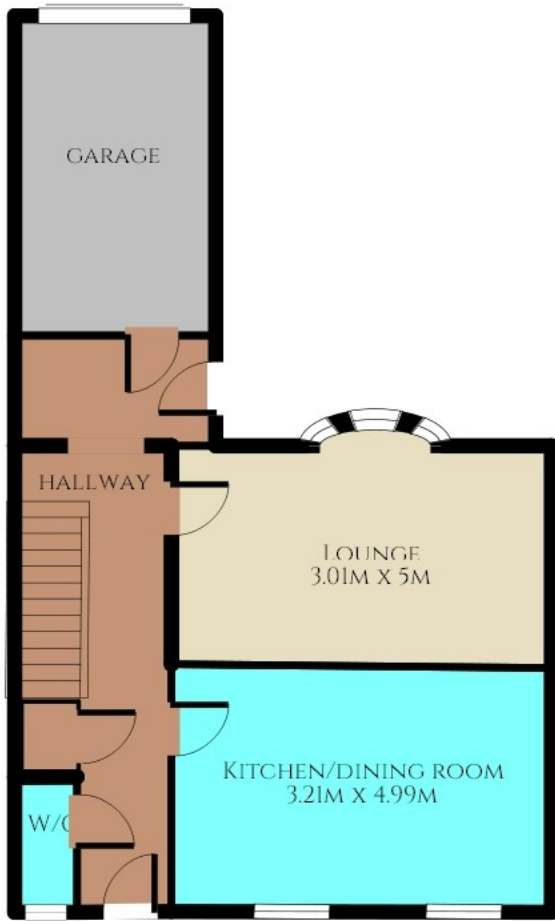
Front garden with fenced boundaries and a path to the front door. Area laid with grey slate stones. Water point.

##### REAR GARDEN

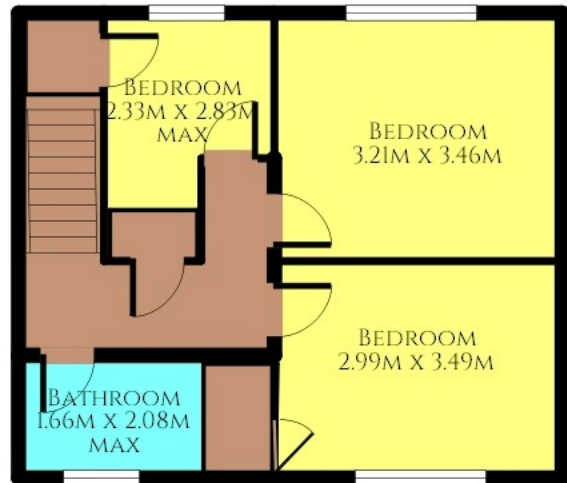
The rear garden has two patio seating areas with a small area of lawn. There is a gate leading to the driveway and garage which has power and lighting and an EV charging point.



FLOORPLAN & EPC



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(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	

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