



# 10 Froghall Lane, Walkern, Stevenage, Hertfordshire. SG2 7PH

- FOUR DOUBLE BEDROOM DETACHED HOUSE
- GARAGE AND PARKING FOR TWO CARS
- VILLAGE LOCATION WITH FANTASTIC COMMUNITY SPIRIT
- KITCHEN/DINER
- GROUND FLOOR CLOAKROOM AND UTILITY ROOM
- SPACIOUS LOUNGE
- LANDSCAPED REAR GARDEN
- STUDY AND SEPERATE STUDY AREA
- EN-SUITE SHOWER ROOM
- SEPERATE DRESSING ROOM





## PROPERTY DESCRIPTION

This fantastic detached family home set within a quiet lane in the village of Walkern, has been finished to a high standard with attention to detail. Having originally been two cottages and also benefitting from a two storey extension; this vast property has ample room for a family.

The ground floor benefits from an entrance hallway, refitted kitchen/diner, utility room, downstairs cloakroom and two reception rooms. The ground floor flows effortlessly with tiled flooring throughout. On the first floor; the landing provides a secondary study area with light tunnel, all four bedrooms accommodate double beds, the principal bedroom benefitting from a Juliet balcony, en-suite shower room and access to a dressing room. The family bathroom and w/c have both been refitted to a high standard.

Froghall Lane, is a quiet no through lane off the High Street of Walkern. With countryside walks in all directions, Walkern offers the best of all worlds including local conveniences, allotments and a great community offering clubs and societies but also access to Stevenage within 8 minute drive. Local facilities include:

Childrens play area, local shop and Post Office, public house, Primary School, Sports and community centre.





# ROOM DESCRIPTIONS

## GROUND FLOOR

### ENTRANCE HALLWAY

Beautiful wooden cottage style door leading into an entrance hallway with a good space for coats and shoes. Tiled flooring with underfloor heating. Downlighting. Door leading into the lounge.

### LOUNGE

5.58m x 4.15m (18' 4" x 13' 7")

A spacious lounge with window to the front aspect. Double oak glazed doors leading to a further reception room. Slate tiled flooring, downlighting. Radiator and radiator bench.

### STUDY

3.11m x 3.05m (10' 2" x 10' 0")

A versatile reception room which could be used as an additional office/ playroom or snug. Tiled flooring with under floor heating. Window to the side aspect. Door leading into the garage. Radiator.

### INTEGRAL GARAGE

6.3m x 3.4m (20' 8" x 11' 2")

Located at the rear of the property with electric roller door. Access into the study. Power and lighting. Wall mounted boiler. This garage could easily be converted to additional living space overlooking the rear garden.

### KITCHEN/DINER

5.59m x 3.77m (18' 4" x 12' 4")

A well proportioned room with refitted white gloss kitchen comprising wall and base units with handleless doors and granite countertop surface over. Hot water boiling tap, wine Cooler, integrated dishwasher and space for range cooker with extractor over. Space for American style fridge/freezer. Window to the rear aspect. Door leading to the utility room.

Space for dining table. Window to the front aspect.

Stairs to the first floor.

### UTILITY ROOM

1.44m x 3.64m (4' 9" x 11' 11")

Fitted utility with base unit, worksurface over and stainless steel sink. Space and plumbing for washing machine and tumble dryer. Window to the rear aspect. Door leading to the downstairs cloakroom.

### DOWNSTAIRS CLOAKROOM

1.4m x 0.8m (4' 7" x 2' 7")

Partially tiled walls with vanity wash hand basin, w/c. Heated towel radiator. Window to the rear aspect.

## FIRST FLOOR

### FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Downlighting. Window to the side aspect.

### BEDROOM ONE

4.67m x 3.45m (15' 4" x 11' 4")

Double bedroom with Juliet balcony overlooking the rear garden, partial vaulted ceiling and Velux window. Downlighting and designer radiator. Door leading to en-suite shower room. Storage cupboard housing the hot water tank..

### EN-SUITE SHOWER ROOM

2.26m x 1.99m (7' 5" x 6' 6")

Corner shower enclosure with thermostatic digital shower, vanity wash hand basin and w/c. Velux window. Heated towel radiator. Tiled flooring. Downlighting.

### DRESSING ROOM

1.44m x 1.94m (4' 9" x 6' 4")

Located off the hallway with sensor down lighting, ample clothing storage. Radiator.

### BEDROOM TWO

3.18m x 3.11m (10' 5" x 10' 2")

Double bedroom with window to the side aspect. Velux window to the front aspect. Downlighting and radiator.

### BEDROOM THREE

3.3m x 3.27m (10' 10" x 10' 9")

Double bedroom with window to the front aspect. Fitted wardrobes. Downlighting and radiator.

### BEDROOM FOUR

4.02m x 2.69m (13' 2" x 8' 10")

Double bedroom with dual aspect windows. Downlighting and Radiator.

### FAMILY BATHROOM

3.1m x 1.4m (10' 2" x 4' 7")

Beautifully refitted, fully tiled bathroom with free standing oval shaped bath with floor standing mixer taps over, double shower enclosure, vanity wash hand basin with light up bluetooth mirror over. Window to the rear aspect. Heated towel radiator.

### WC

Vanity wash hand basin and w/c. Window to the rear aspect. Radiator. Downlighting.

### STUDY AREA

3.3m x 2.2m (10' 10" x 7' 3")

Set within the first floor landing is a secondary study area with a good space for a desk area and storage. Downlighting and roof light.

### EXTERIOR

#### DRIVEWAY

Pea shingle driveway with parking for two cars in tandem.

#### REAR GARDEN

Beautifully landscaped and tiered garden; with various sections of entertaining areas, designed for outside living. Offering a range of mature trees and shrubs. Round patio area perfect for a large outdoor table. Space for large shed. Access via a gate to the driveway.

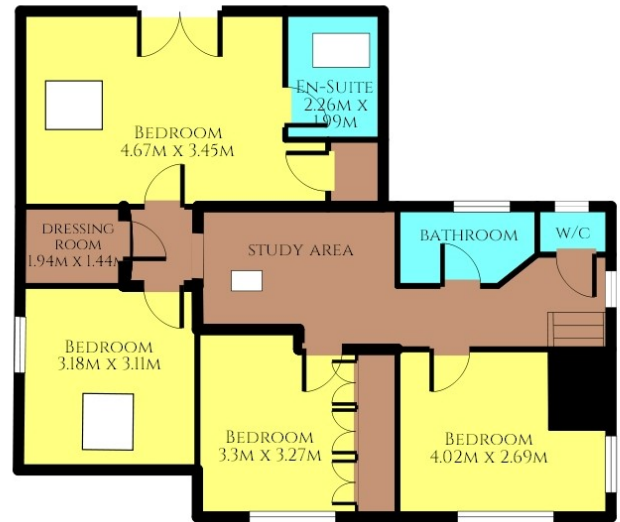


# FLOORPLAN & EPC

**KALM**  
-ESTATE AGENTS-



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>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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