



## The Paddocks, Stevenage, Hertfordshire. SG2 9TZ

- END OF TERRACE HOUSE
- DRIVEWAY FOR TWO CARS
- THREE BEDROOMS
- PORCH EXTENSION
- NEAR TO SCHOOLS AND AMENITIES
- GROUND FLOOR STORE/UTILITY ROOM
- NEW COMBINATION BOILER INSTALLED 2024
- LARGE OUTBUILDING
- SHEPHALL LOCATION
- GARDEN ROOM



## PROPERTY DESCRIPTION

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

This lovely family home is located in Shephall and is close to parks, schools and local shops. The accommodation offers an entrance porch, hallway with utility/storage room off. Fitted kitchen, large lounge/dining room and separate garden room with doors out to the lovely garden. The first floor offers three bedrooms and a family bathroom. The rear garden is a great size with two seating areas and a large timber summer house. The front driveway has parking for two cars.

Local amenities include:-

Peartree Park 0.1 miles

Fairlands Valley Park 0.4 miles

Peartree Spring Primary School 0.2 miles

Barnwell Secondary 0.3 miles

Local Shops 0.3 miles

Asda supermarket 1.1 miles

Train Station 1.4 miles



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE PORCH

Double glazed window to the front and two windows into the hallway. Laminate flooring and door into the hall.

#### ENTRANCE HALLWAY

Well presented with feature shelving and door into a utility/storage room which has plumbing for white goods. Laminate flooring, radiator and stairs leading to the first floor.

#### KITCHEN

2.74m x 3.71m (9' 0" x 12' 2")

A Range of light wooden wall and base units to include a central island. Integrated double oven and hob with cooker hood. Space for a dishwasher and fridge/freezer. Understairs storage cupboard and doors to the lounge and garden room. Window to the rear aspect.

#### LOUNGE/DINING ROOM

3.48m x 5.46m (11' 5" x 17' 11")

Window to the front aspect and French doors leading into the garden room. Laminate flooring and radiator. Built in storage.

#### GARDEN ROOM

2.87m x 6.60m (9' 5" x 21' 8")

Double glazed windows to the front and side with doors opening into the garden. Newly laid resin flooring and electric panel heater.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Doors to the bedrooms and bathroom. Airing cupboard housing the new combination boiler installed March 2024. Access to the loft via a hatch.

#### BEDROOM ONE

3.05m x 3.51m (10' 0" x 11' 6")

Double bedroom with window to the front aspect and laminate flooring. Built-in wardrobe and radiator.

#### BEDROOM TWO

2.77m x 3.38m (9' 1" x 11' 1")

Double bedroom with window to the front aspect and laminate flooring. Built-in wardrobe and radiator.

#### BEDROOM THREE

2.34m x 2.59m (7' 8" x 8' 6")

Single bedroom with window to the rear aspect and laminate flooring. Built-in storage and radiator.

#### BATHROOM

Three piece suite comprising side panel bath with shower over. Wash hand basin and low level wc. Window to the rear aspect, heated towel rail and tiled walls and floor.

#### OUTSIDE

##### REAR GARDEN

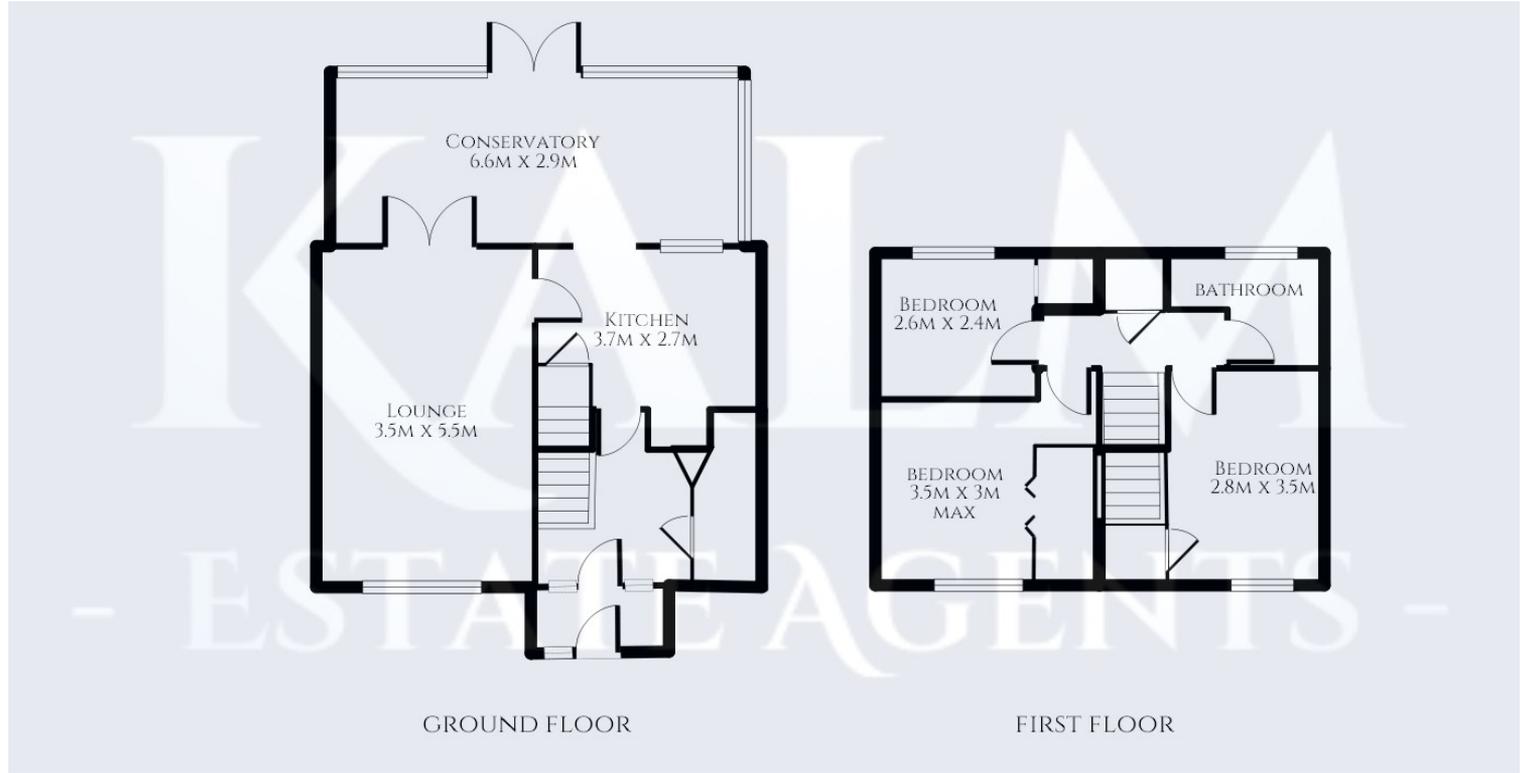
Raised patio area with side access and gate to the front. A range of mature trees and shrubs. Lawn leading to a decked seating area and wooden summer house.

##### FRONT GARDEN AND DRIVE

The front of the property has been well designed to offer parking for two vehicles, the driveway has been re-laid with a durable Resin base. Wooden sleepers creating pretty raised beds with flowers and shrubs. Step up to the front door and bin storage shed. Access to the rear garden via a gate.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>82</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>52</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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