



Newgate, Stevenage, Hertfordshire. SG2 9DT

- THREE DOUBLE BEDROOMS
- SEMI DETACHED HOUSE
- SEPARATE DINING ROOM
- 3RD RECEPTION ROOM/SNUG/STUDY
- DOWN STAIRS CLOAKROOM
- UTILITY ROOM
- SOUTH FACING REAR GARDEN
- PERMISSION FOR DRIVEWAY
- COMBINATION BOILER



PROPERTY DESCRIPTION

This Three bedroom, semi-detached house in Newgate, Stevenage has an extensive amount of ground floor space with three reception rooms and also three double bedrooms upstairs. The space would be versatile for any family with lots of different options how to use the space.

The property comprises; lounge, dining room, kitchen, snug/study, downstairs w/c, utility room, store, three double bedrooms and bathroom. To the front is a large garden with permission to add a driveway and to the rear is an enclosed south facing garden.

Newgate is situated in a quiet crescent in Shephall, Stevenage. It benefits from being close to schools, shops, green spaces and lots of amenities including:

Local Shops 0.3 Miles

St Nicholas Primary 0.3 Miles

Pear tree Spring Primary School 0.3 Miles

Marriotts Secondary School 0.5 Miles

Fairlands Valley Park 0.6 Miles

Town Centre 1.1 Miles

Stevenage Train Station 1.2 Miles

A1m Junction 7 1.3 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Doors to lounge and 2nd reception room. Stairs to the first floor.

LOUNGE

4.02m x 3.2m (13' 2" x 10' 6")

A great size room with window to the front aspect, radiator and gas fire. Opening to the dining room.

DINING ROOM

4m x 2.4m (13' 1" x 7' 10")

A great space for a dining table with door and window to the rear aspect. Radiator.

KITCHEN

2.6m x 3.7m (8' 6" x 12' 2")

Wren Shaker style fitted kitchen with a range of wall and base units with work surface over. Integrated fridge/freezer and dishwasher. Window to the rear aspect. Door into the side entrance and opening to 2nd reception room.

3rd reception room/snug/study

2.9m x 2.7m (9' 6" x 8' 10")

A fantastic versatile room which is currently used as a snug however would work as a study, playroom or even downstairs bedroom.

SIDE ENTRANCE

Door from the front leading through to the back with doors to the kitchen, w/c, utility room and store.

W/C

1.2m x 1.2m (3' 11" x 3' 11")

W/C, window to the front aspect.

UTILITY ROOM

1.2m x 1.7m (3' 11" x 5' 7")

Space and plumbing for washing machine, tumble dryer and fridge/freezer.

STORE ROOM

A great space currently used as a store room which could be used for a variety of uses.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to bedrooms and bathroom, storage cupboard with combination boiler.

BEDROOM ONE

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

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

BEDROOM TWO

4m 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 window to the rear aspect. Radiator.

BATHROOM

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

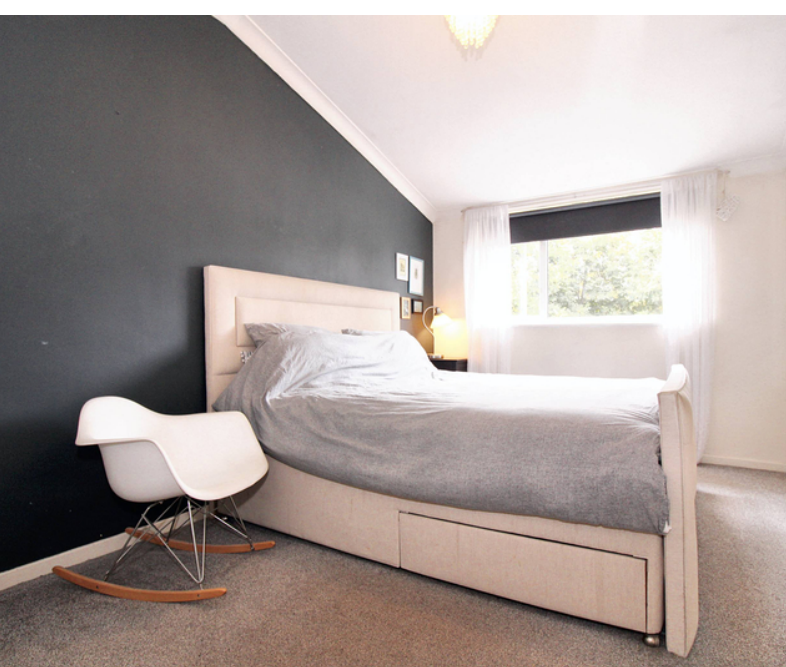
Fully tiled bathroom comprising side panel bath with shower over, wash hand basin and w/c. Radiator. Window to the rear aspect.

FRONT GARDEN

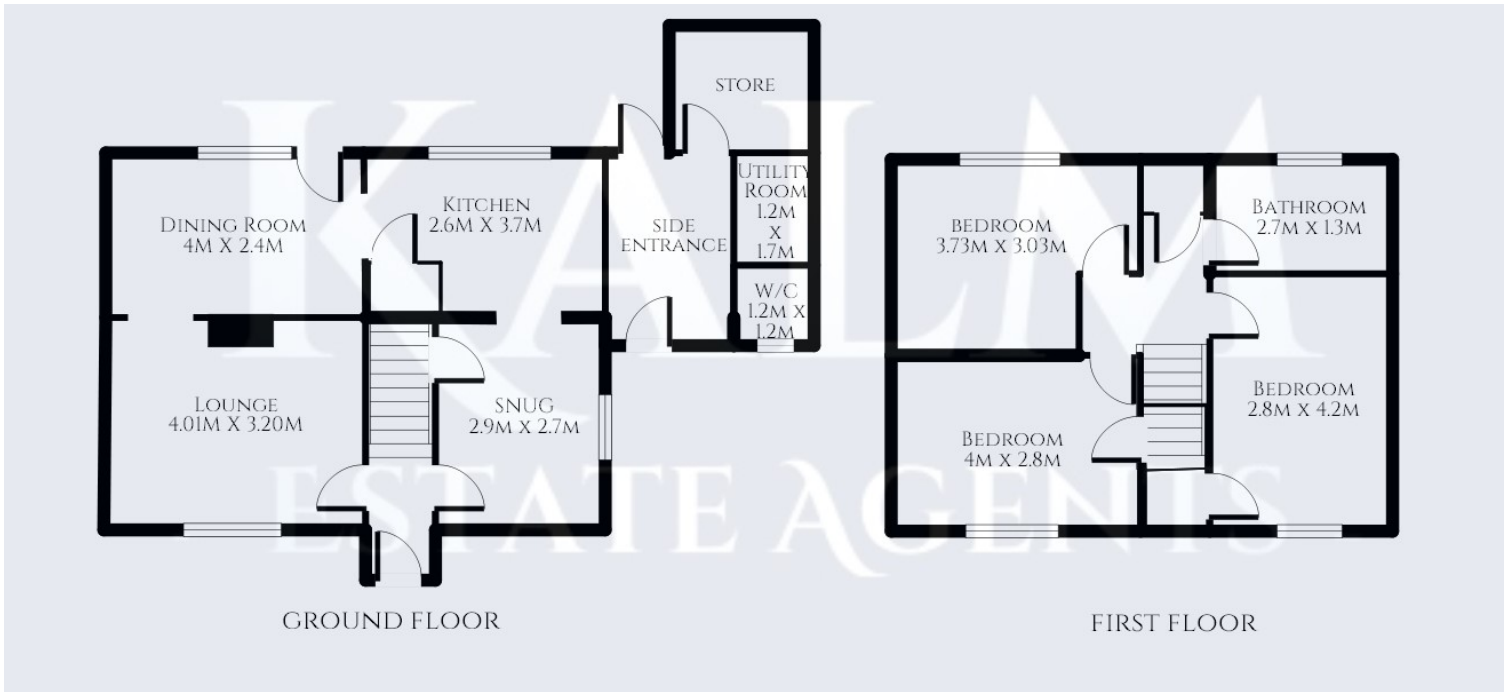
A large front garden which currently has permission to add a driveway (this has been quoted and would need to be paid and accepted by anyone who wishes to proceed)

REAR GARDEN

South facing, fully enclosed rear garden comprising a range of mature shrubs and bushes. Patio.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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