



Green Close, Stevenage, Hertfordshire. SG2 8BP

- WEST FACING REAR GARDEN
- OVERLOOKING GREEN
- DOWNSTAIRS CLOAKROOM
- UTILITY ROOM
- LOUNGE/DINER
- NEW ROOF COVERING WITHIN LAST 4 YEARS
- REWIRED WITHIN LAST 4 YEARS
- SHAKER STYLE FITTED KITCHEN
- STORAGE IN ALL BEDROOMS
- CLOSE TO AMENITIES AND GOOD SCHOOLS



PROPERTY DESCRIPTION

A great size three bedroom family home located in the south of Stevenage. Having been completely refurbished, including an electrical rewire and new roof covering within the last 4 years, this property is ready to move into. The property comprises; an entrance space for shoe and coats, lounge/diner, refitted shaker kitchen, utility room, downstairs cloakroom, three good size bedrooms and bathroom. The gardens, front and back are both good sizes, with the rear garden being West Facing.

Green Close is in a quite Cul-de-sac position overlooking a green and is situated in Broadwater, within the South of Stevenage; with fantastic commuter links for Road and Rail, the location is ideal. It also benefits from being close to good schools and other amenities including:

Roebuck Primary School 0.1 Miles

Roebuck Doctors 0.2 Miles

ST. Margrets Clitherow 0.3 Miles

Barnwell Secondary 0.4 Miles

Local Shops 0.5 Miles

A1(m) Junction 8 0.8 Miles

Stevenage Town Centre 1.2 Miles

Stevenage Train Station 1.3 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Space for shoes and coats, with a further door into the main hall. Doors to all ground floor rooms. Stairs to the first floor with storage underneath. Window to the front aspect.

LOUNGE/DINER

5.77m x 4.42m (18' 11" x 14' 6")

'L' Shaped lounge/diner with two windows to the rear aspect and door leading into the rear garden. Radiator.

KITCHEN

3.71m x 2.39m (12' 2" x 7' 10")

Refitted shaker style kitchen with a range of wall and base unit with worksurface over. Double oven, electric hob and extractor over. Space for dishwasher and undercounter fridge. Large pantry cupboard. Window to the front aspect. Downlighting and undercabinet lighting.

UTILITY ROOM

1.59m x 2.97m (5' 3" x 9' 9")

Space for washing machine, tumble dryer and fridge/freezer and still lots of room for everyday necessities like hoovers. Door to the rear aspect.

DOWNSTAIRS W/C

W/C and wash hand basin.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all rooms, storage cupboard housing the hot water tank. Window to the front aspect. Access to the loft via a hatch (the loft is boarded and has lighting)

BEDROOM ONE

4.27m x 3m (14' 0" x 9' 10")

Double bedroom with window to the rear aspect, fitted wardrobes and radiator.

BEDROOM TWO

3.12m x 3m (10' 3" x 9' 10")

Double bedroom with window to the rear aspect, storage cupboard and radiator.

BEDROOM THREE

2.79m x 2.41m (9' 2" x 7' 11")

Single bedroom with window to the front aspect, storage cupboard and radiator.

BATHROOM

Refitted bathroom comprising; side panel bath with mixer taps and electric shower over, vanity wash hand basin and w/c. Tiled to splash areas. Heated towel radiator. Window to the front aspect.

EXTERIOR

FRONT GARDEN

Large front garden, mainly paved with flower beds. Outdoor tap.

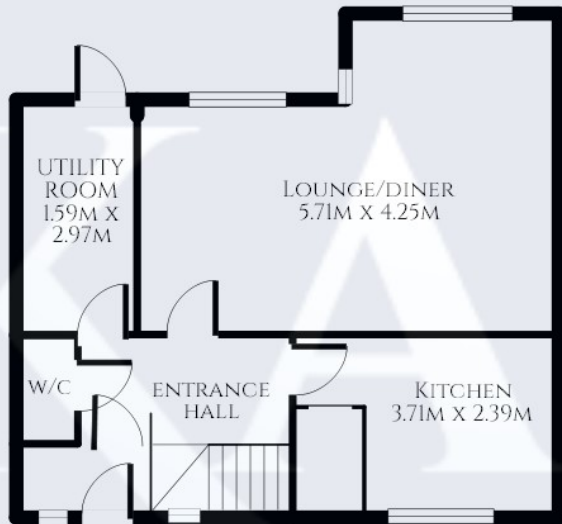
REAR GARDEN

West facing rear garden, fully enclosed with decking area leading to lawn area with space for sheds. External power in two places. Outdoor tap.

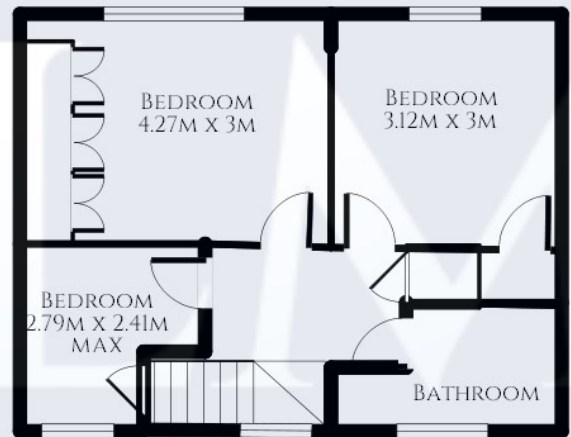


FLOORPLAN & EPC

KALM
-ESTATE AGENTS-



GROUND FLOOR



FIRST FLOOR

TOTAL AREA: 86 SQM (925 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		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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