



Poston Place, Stevenage Guide Price £600,000 to £650,000

GUIDE PRICE £600k to £650k. Nearly 1,800 sq ft across three floors including the garage, giving proper room to grow into rather than grow out of as family life evolves | Spacious lounge and dining area opening onto the garden, giving space to relax, host and keep family life connected without feeling cramped | West-facing garden with patio and lawn where summer evenings last longer and outside space becomes part of daily living | Modern kitchen with generous worktop space and integrated appliances that makes busy mornings and midweek meals run smoothly | Main bedroom with en-suite on the first floor, keeping you close to younger children while giving you your own shower space | Family bathroom with separate shower and bath, handling rushed starts, kids' bathtimes and slower evenings with ease | Two further bedrooms on the top floor creating a natural second zone for older children, guests or a proper work from home setup | Driveway parking and garage so arriving home is simple and storage does not take over spare rooms | Around 30 to 35 minutes by train into London King's Cross, plus easy A1 access for commuting to Cambridge and beyond | Modern, settled development with space between homes, offering connectivity and convenience without feeling boxed in



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Space changes everything.

Not just the number of rooms — but the way those rooms allow life to spread out a little. To breathe. To evolve.

Across three floors and just under 1,800 sq ft including the garage, this is a home designed for families who don't want to feel on top of each other. School mornings, working from home, teenagers needing privacy, guests staying over - it all fits without compromise.

Daily life naturally centres around the lounge and dining space at the back. It's wide, bright and genuinely generous - the kind of room where a big corner sofa makes sense and dinner can be laid out without squeezing past each other. French doors open straight onto the patio, so when the sun's out (and with the garden facing west, it often is), inside and outside blend into one. Summer evenings stretch. The BBQ doesn't feel like an event - it's just what you do.

The garden itself is a proper size. Not a token strip of grass, but a lawn where trampolines, kickabouts and space to unwind can all coexist. There's room for outdoor dining, space for children to run, and still enough patio to sit back with a drink while the light hangs on longer than you expect.

The kitchen sits separately, which for many buyers is a win. It's modern and practical - plenty of worktop space, integrated appliances, and a window over the sink so you're not staring at a wall. It works for quick breakfasts before the school run just as well as it does for midweek dinners and Sunday prep.

Something you don't realise you need until you have it - a downstairs cloakroom keeps everyday life flowing, especially when the house is busy - no need for guests to go upstairs.



When it's time for everyone to get their heads down after a busy day, the layout just makes sense. Three bedrooms sit together on the first floor, including the main bedroom with its own en-suite - ideal if you want to be on the same level as younger children while still having your own shower space when mornings get hectic.

The family bathroom works around real routines - a separate shower for invigorating starts and a full-sized bath for kids' bathtimes or a long soak once the house finally quieters down.

Up on the second floor, two further bedrooms create a natural second zone - ideal for older children who want a bit more independence, guests staying over, or a home office where you can properly close the door. A large storage area up here keeps everything organised so spare rooms stay usable.

Own a car? Or two? The driveway and garage mean parking isn't a nightly negotiation. The garage isn't just for the car either - bikes, gym kit, seasonal clutter, it all disappears neatly out of sight.

The setting feels smart and well kept without feeling cramped. A newer development that's settled rather than stark, with space between homes and a layout that feels considered.

Of course, the house is only part of the story - there's Stevenage itself to consider.

For those who don't know it well, it's far more than people give it credit for. Fast trains from Stevenage railway station will have you into London King's Cross in around 30-35 minutes, while the A1(M) sits close enough to make Cambridge, the M25 and beyond straightforward. Daily life is easy here - supermarkets, gyms, coffee stops, parks and schools all within reach, without everything feeling on top of you. It's practical, connected and established

This is the kind of house families move into and stay in. It grows with you. It flexes as life shifts. It makes the everyday feel easier.

And when the sun drops into that west-facing garden at the end of the day, you'll know exactly why you chose it.



| ADDITIONAL INFORMATION

Council Tax Band - F

EPC Rating - B

| GROUND FLOOR

Lounge / Diner Room: Approx 15' 7" x 14' 3" (4.75m x 4.34m)

Kitchen: Approx 11' 4" x 10' 0" (3.45m x 3.05m)

Downstairs Cloakroom: 6' 2" x 2' 9" (1.88m x 0.84m)

| FIRST FLOOR

Bedroom One: Approx 14' 8" x 9' 8" (4.47m x 2.95m)

En-suite: Approx 9' 8" x 5' 3" (2.95m x 1.60m)

Bedroom Two: Approx 15' 7" x 9' 5" (4.75m x 2.87m)

Bedroom Five: Approx 10' 0" x 8' 3" (3.05m x 2.51m)

Bathroom: Approx 9' 10" x 7' 1" (3.00m x 2.16m)

| SECOND FLOOR

Bedroom Three: Approx 13' 8" x 13' 2" (4.17m x 4.01m)

Bedroom Five: Approx 13' 8" x 9' 5" (4.17m x 2.87m)

| OUTSIDE

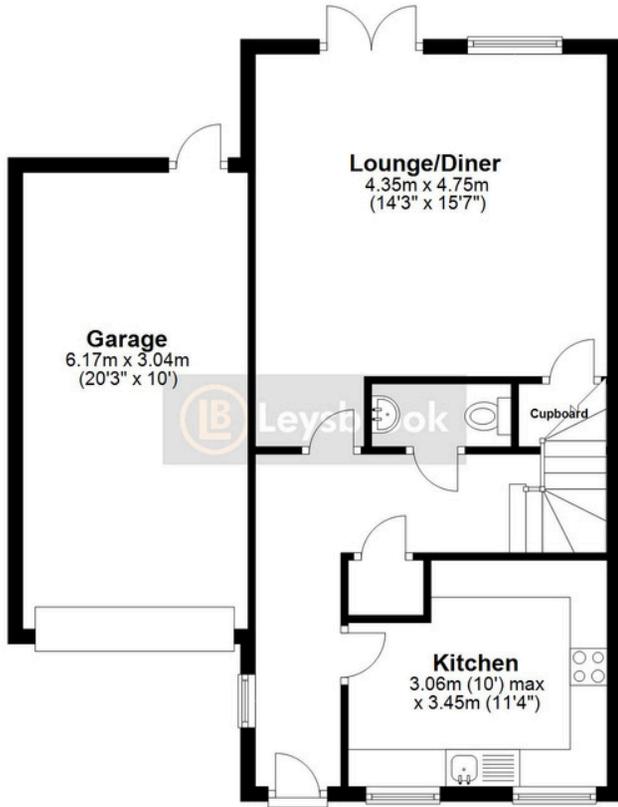
Garage: Approx 20' 3" x 10' 0" (6.17m x 3.05m)

West facing rear garden with gated access to the front



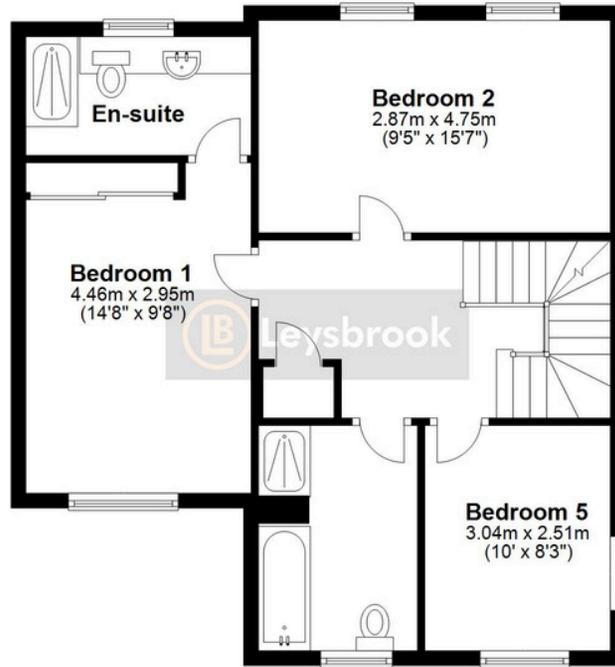
Ground Floor

Approx. 66.4 sq. metres (714.3 sq. feet)



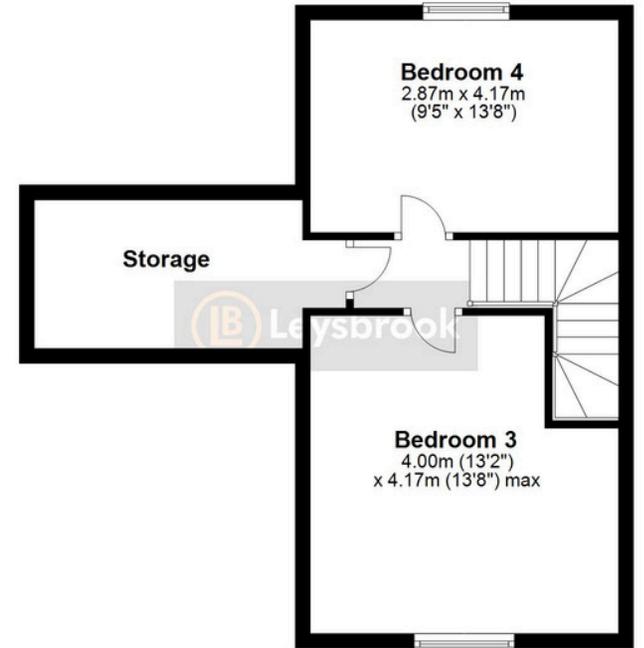
First Floor

Approx. 59.4 sq. metres (639.1 sq. feet)



Second Floor

Approx. 40.7 sq. metres (437.7 sq. feet)







Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

Leysbrook Team

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| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|---|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 92 |
| (81-91) | B | 84 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC  |