



Sefton Road, Stevenage, Hertfordshire. SG1 5RP

- FOUR DOUBLE BEDROOMS
- GARAGE AND PARKING
- DOWNSTAIRS CLOAKROOM
- FOUR PIECE BATHROOM SUITE
- STUDY
- SEPARATE DINING ROOM
- KITCHEN/DINER
- DRESSING ROOM
- WEST FACING GARDEN
- MARTINS WOOD LOCATION



PROPERTY DESCRIPTION

This extended FOUR double bedroom family home is ready to move in and is well located in the Martins Wood area of Stevenage. The property has been finished to a great standard and would accommodate a growing family well. The property comprises; a good size entrance hall with separate porch, kitchen/breakfast room, downstairs cloakroom, study, lounge, dining room with bi fold doors to the rear garden and access to the garage. To the first floor there are four double bedrooms, one with a dressing room and a beautifully refitted four piece family bathroom.

Although the property is located in Sefton Road, the front of the property sits on Ascot crescent with ample on road parking to the front. Sefton Road is located in Martins Wood and benefits from the following amenities:

Martins Wood Primary School 0.1 miles

Budgens convenience store 0.1 miles

Manor House Doctors surgery 0.5 miles

Nobel Secondary School 0.7 miles

Lister Hospital 1.8 miles

Stevenage Train Station 2 miles



ROOM DESCRIPTIONS

GROUND FLOOR

PORCH

An extended porch to the front with space perfect for shoes and coats with glazed door leading to the entrance hallway.

ENTRANCE HALLWAY

Doors opening to large storage cupboard, downstairs cloakroom, lounge and kitchen. Stairs to the first floor. Downlighting.

DOWNSTAIRS CLOAKROOM

Sensor downlighting. W/C and wash hand basin. Fully tiled walls.

STUDY

A great additional space perfect for homeworking.

KITCHEN/BREAKFAST ROOM

4.29m x 3.73m (14' 1" x 12' 3")

A great size room with ample wall and base units with work surface over. Breakfast Bar. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer and range cooker with extractor over. Tiled flooring and splash areas. Under stairs storage cupboard. Downlighting. Window to the front aspect. Radiator.

LOUNGE

4.17m x 3.73m (13' 8" x 12' 3")

A good size room that opens up into the dining room. Radiator.

DINING ROOM

6.27m x 3.28m (20' 7" x 10' 9")

Extended to be the width of the house, this room is a great versatile room that with bi fold doors opens to the rear garden creating inside/outside living space. A further door to the rear garden and a door leading to the garage. Downlighting. Radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Large storage cupboard. Access to the loft via a hatch where the boiler is located.

BEDROOM ONE

3.76m x 3.25m (12' 4" x 10' 8")

Double bedroom with window to the front aspect. Radiator. Access to the dressing room.

DRESSING ROOM

Window to the front aspect.

BEDROOM TWO

3.28m x 2.92m (10' 9" x 9' 7")

Double bedroom with window to the rear aspect. Radiator.

BEDROOM THREE

3.48m x 2.67m (11' 5" x 8' 9")

Double bedroom with window to the rear aspect. Radiator.

BEDROOM FOUR

2.62m x 3.15m (8' 7" x 10' 4")

Double bedroom with window to the rear aspect. Radiator.

BATHROOM

Larger than average bathroom with side panel 'jacuzzi' style bath looking to built in TV, walk in double shower enclosure, vanity w/c and wash hand basin. Heated towel radiator. Sensor downlighting.

EXTERIOR

FRONT GARDEN

Accessible from Ascot crescent, the front garden is fully enclosed and made private by the conifer border. mainly pea shingled with path to front door.

REAR GARDEN

Fully enclosed, west facing low maintenance garden with artificial grass. Gated rear access.

GARAGE

Garage with up and over door with parking for one car in front.



FLOORPLAN & EPC



GROUND FLOOR

FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	77	
(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	

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