



St Margarets, Stevenage, Hertfordshire. SG2 8RE

- THREE BEDROOMS
- DRIVEWAY FOR 2 CARS
- UTILITY ROOM
- KITCHEN/DINER
- CONSERVATORY
- MODERNISED THROUGHOUT
- CLOSE TO A1M AND A602
- OPEN PLAN
- STUDY
- COMBINATION BOILER



PROPERTY DESCRIPTION

This beautiful three bedroom family home has been lovingly finished and ready to move in. The property benefits from a driveway for 2 cars and enclosed rear garden. Inside; the open plan living creates a spacious feeling between the kitchen, dining and lounge. A further 3 versatile rooms downstairs gives lots of options for a family/ home workers with a conservatory, utility and study. Upstairs are three good size bedrooms and family bathroom.

St. Margrets is within the southern part of Stevenage with great transport links and the following amenities:

Roebuck Primary School 0.1 miles

ST. Margrets Clitherow 0.1 miles

Barnwell Secondary 0.5 miles

Local shops 0.3 miles

Tesco Superstore 0.3 miles

A1m Junction 7 0.7 miles

Doctor Surgery 0.3 miles

Fairlands Field 0.4 miles

Shephalbury Park 0.5 miles



ROOM DESCRIPTIONS

GROUND FLOOR

PORCH

A welcoming space with room for shoes and coats, an additional door into the hallway.

ENTRANCE HALLWAY

Door into the kitchen/diner, stairs to the first floor with storage space underneath.

KITCHEN/DINER

5m x 3.5m (16' 5" x 11' 6")

Refitted shaker style kitchen with range of wall and base units. Integrated dishwasher. Space for washing machine and freestanding fridge/freezer. Double oven and five ring Gas hob. Downlights. Opening to the dining area with space for dining table.

The dining area is open to the lounge. Door into the conservatory. Radiator.

LOUNGE

4.29m x 3.15m (14' 1" x 10' 4")

Good size lounge with window to the front aspect. Radiator.

CONSERVATORY

1.98m x 2.03m (6' 6" x 6' 8")

UPVC Conservatory, a lovely additional room for the house.

UTILITY ROOM

2.34m x 2.18m (7' 8" x 7' 2")

Door leading from the front, a storage cupboard houses the meters and fuse board. Wall mounted combination boiler. Door to the store room.

STUDY/STORE ROOM

2.64m x 2.31m (8' 8" x 7' 7")

Currently used as a store room, this space would make the perfect study/office with radiator and door into the rear garden.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Access to the loft via a hatch and a drop down ladder.

BEDROOM ONE

4.11m x 3.3m (13' 6" x 10' 10")

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

BEDROOM TWO

3.58m x 3.2m (11' 9" x 10' 6")

Double bedroom with window to the rear aspect. Radiator. Downlights.

BEDROOM THREE

2.64m x 2.49m (8' 8" x 8' 2")

Single bedroom with window to the rear aspect, radiator. Downlights.

BATHROOM

2.2m x 2.1m (7' 3" x 6' 11")

Fully tiled bathroom comprising; side panel bath with thermostatic shower over and glass shower screen, wash hand basin and w/c. Window to the front and rear aspect. Heated towel radiator. Downlighting.

EXTERIOR

DRIVEWAY

A block paved driveway provides parking for cars comfortably with a stone boarder.

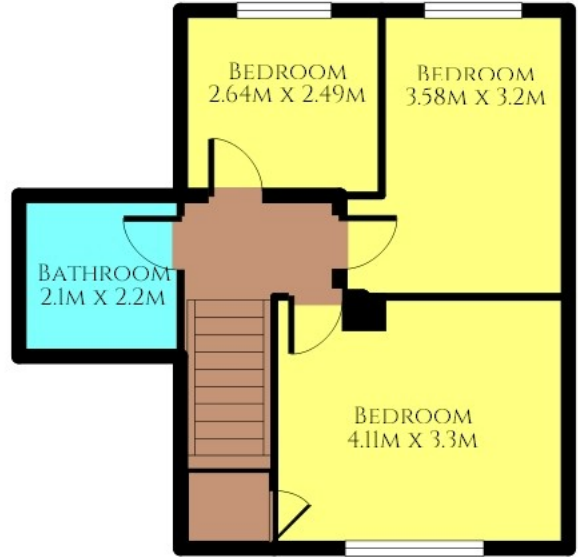
REAR GARDEN

An enclosed garden with decking area leads to a lawn area and path leading to a further patio area. Space for a shed.





GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	