



Watercress Close, Stevenage, Hertfordshire. SG2 9TN

- CHAIN FREE
- FOUR BEDROOMS
- GARAGE AND DRIVEWAY WITH ELECTRIC CAR CHARGER
- BEAUTIFUL FAMILY DETACHED HOME
- NEWLY BUILT TO A HIGH STANDARD WITH 10 YEAR BUILD WARRENTY
- SOUTH FACING REAR GARDEN
- TWO RECEPTION ROOMS AND KITCHEN/DINER
- GROUND FLOOR SHOWER ROOM AND UTILITY ROOM
- UNDERFLOOR HEATING THROUGHOUT AND AIR SOURCE HEAT PUMP
- EN-SUITE SHOWER ROOM AND WALK IN WARDROBE



PROPERTY DESCRIPTION

Being sold chain free, this beautiful four bedroom property has been built and designed to a high specification. Located in a quiet cul-de-sac on the outskirts of Stevenage the property backs onto a green space with views towards Aston End. With a substantial driveway, garage, and south facing rear garden.

The property comprises of a large entrance hallway, lounge, kitchen/diner, snug/study, downstairs shower room, utility room, four excellent sized bedrooms, en-suite and walk-in wardrobe to the master bedroom and family bathroom.

The property has been completed to an exemplary quality, with underfloor heating throughout, individual digital thermostats in each room and air source heat pump. The ground floor is laid in a herringbone pattern in oak; leading to the kitchen/dining room, also in a herringbone pattern with wooden effect ceramic floor tiles.

Each bathroom is fitted with premium fittings, including brushed brass effect taps, white gloss soft closing vanity drawers, floating W/C's with enclosed cisterns and marble effect flooring.

Watercress Close is located in Poplars, Stevenage and close to lots of local amenities Including;

Sainsbury's supermarket 0.4 miles

Ashtree Primary school 0.6 miles

Marriotts Secondary School 1.0 miles

Town Centre 2.0 miles

A1m Junction 7 2.2 miles

Stevenage Train Station 2.2 mile



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE RECEPTION

3.27m x 3.14m (10' 9" x 10' 4")

A large and beautiful entrance finished to a high standard with oak flooring in a herringbone pattern. The entrance reception has doors leading to the kitchen/dining, study, lounge and downstairs shower room. Storage cupboard. Underfloor heating.

LOUNGE

4.86m x 3.76m (15' 11" x 12' 4")

Oak flooring in herring bone style with underfloor heating. Bi-Folding doors to rear. Downlights.

SNUG/STUDY

3.03m x 2.05m (9' 11" x 6' 9")

A very versatile room which can be used as a snug, home office or study. Window to front aspect. Oak flooring in herring bone style with underfloor heating.

DOWNSTAIRS SHOWER ROOM

2.0m x 1.38m (6' 7" x 4' 6")

Double walk in shower enclosure with sliding door, vanity wash hand basin and enclosed cistern floating W/C. Tiled throughout with underfloor heating. Heated towel rail.

KITCHEN/DINING ROOM

6.71m x 3.58m (22' 0" x 11' 9")

Open plan kitchen/dining room extending the full depth of the property, Ceramic floor tiling in herringbone style with underfloor heating. Shaker style dove grey kitchen units with white marble work surface over. Stainless steel sink, mixer taps and carved drainer. Integrated appliances include; oven, induction hob, fridge freezer and dishwasher. Space for a good size dining table. Bi-folding door to rear aspect. Door leading to Utility room.

UTILITY ROOM

2.43m x 1.57m (8' 0" x 5' 2")

Matching dove grey shaker style units with white marble work surface over. Sink with carved drainer. Integrated washing machine. Ceramic flooring with underfloor heating. Door to rear garden.

FIRST FLOOR

FIRST FLOOR LANDING

Spacious first floor landing. Doors leading to bedrooms and family bathrooms. Access to loft. Velux window to front aspect. Underfloor heating.

BEDROOM ONE

4.48m x 2.89m (14' 8" x 9' 6")

Double bedroom with a walk in wardrobe which extends the room further by 1.3m X 2.12m. Underfloor heating. Window to rear aspect. Door leading to En-Suite Shower Room

En-Suite Shower Room

2.1m x 1.49m (6' 11" x 4' 11")

Double walk in shower with sliding shower door, vanity wash hand basin, wall mounted floating W/C. Tiled throughout with underfloor heating. Heated towel rail.

BEDROOM TWO

4.45m x 2.72m (14' 7" x 8' 11")

Double bedroom with underfloor heating. Window to rear aspect.

BEDROOM THREE

3.38m x 3.34m (11' 1" x 10' 11")

Double bedroom with underfloor heating. Window to rear aspect.

BEDROOM FOUR

4.16m x 2.05m (13' 8" x 6' 9")

Single bedroom with underfloor heating. Window to side aspect and a Velux window to front aspect.

FAMILY BATHROOM

2.41m x 2.12m (7' 11" x 6' 11")

Side panel bath with mixer tap, shower attachment and fitted shower screen, vanity wash hand basin and wall mounted floating W/C. Tiled throughout with underfloor heating. Heated towel rail.

EXTERIOR

FRONT GARDEN

Good sized front garden which is laid to lawn. Fencing and shrub boarder. Front door with storm porch over.

GARAGE AND DRIVEWAY

6.21m x 3.56m (20' 4" x 11' 8")

Good sized detached garage with power and light. Door to rear. With gated access between the house and garage which leads to the back garden.

Driveway with space for two cars. EV Charge Point,

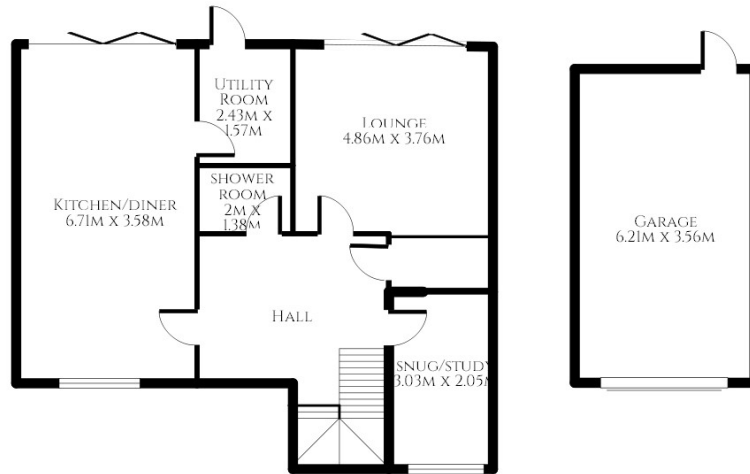
REAR GARDEN

Enclosed south facing rear garden with fenced boundaries and gated access to the front and rear of the property. Mostly laid to lawn with paved terracing, wall mounted air source heat pump.

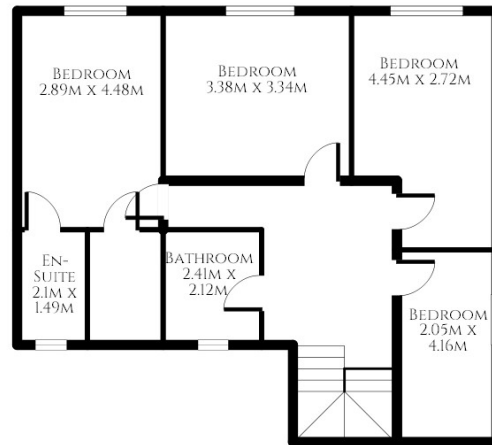


FLOORPLAN & EPC

KALM
-ESTATE AGENTS-

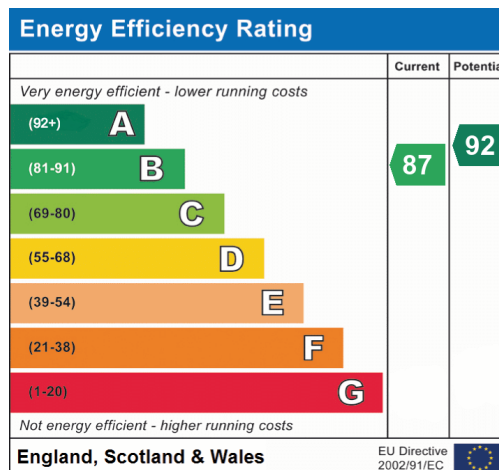


GROUND FLOOR



FIRST FLOOR

TOTAL FLOOR AREA APPROX: 163 SQM (1757SQ.FT)



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