



Balmoral Close, Stevenage, Hertfordshire. SG2 8UA

- CHAIN FREE
- FOUR BEDROOM, SEMI DETACHED HOUSE
- THREE RECEPTION ROOMS
- KITCHEN/DINER WITH INTEGRATED APPLIANCES
- EN-SUITE SHOWER ROOM
- DRIVEWAY
- WEST FACING REAR GARDEN
- NEW WINDOWS AND DOORS IN 2023
- UTILITY ROOM AND DOWNSTAIRS W/C
- COMBINATION BOILER



PROPERTY DESCRIPTION

****GUIDE PRICE £500,000- £525,000****

This fantastic four bedroom semi-detached home is a great purchase for a family and is being sold chain free. The property has undergone extensive transformations in the last few years and finished to a beautiful standard.

As you step through the new composite front door it leads you into a porch, perfect for shoes and coats; the hallway provides great storage and access to the downstairs w/c, utility room for all your washing and storage needs, a third reception room used as a study and the open plan living area. The dining room is completely open to the kitchen but with double doors to the lounge, the room can be appreciated as an open space or closed off for quiet enjoyment.

Upstairs accommodates four double bedrooms, one with en-suite shower room and a family bathroom. The storage cupboard houses the combination boiler.

Outside; to the front of the property a block paved driveway provides space for two cars to park. The west facing rear garden has been landscaped with lawn and patio.

Balmoral Close is a quiet cul-de-sac set within Bragbury End in Stevenage. The property overlooks a children's park and green space. You are close to amenities including:

Local Shops 0.1 Miles

Knebworth train station 1.0 Miles

Supermarket 1.2 Miles

A1m Junction 7 1.8 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

PORCH

A new composite front door leads you into a welcoming area with space for shoes and coats.

HALLWAY

Doors leading to the downstairs w/c, utility room, dining room and third reception room. Door to the rear garden. Stairs to the first floor and fitted storage underneath.

KITCHEN/DINER

4.96m x 3.13m (16' 3" x 10' 3")

A room open to the kitchen, with double doors to the lounge. Space for a good size table. Window to the front aspect. Radiator. Beautifully refitted handle less kitchen comprising a range of wall and base units with worksurface over, integrated appliances including fridge/freezer and dishwasher. Oven and built in microwave, hob with extractor over. Downlighting. Window to the front aspect.

LOUNGE

4.96m x 2.97m (16' 3" x 9' 9")

A good size lounge with feature wall, window to the rear aspect. Radiator.

THIRD RECEPTION ROOM/STUDY

3.23m x 2.79m (10' 7" x 9' 2")

This versatile room sits at the back of the property and could be used for a multitude of uses including an office or fifth bedroom. Window to the rear aspect. Radiator. Downlighting.

UTILITY ROOM

4.29m x 1.63m (14' 1" x 5' 4")

A practical space with a range of wall and base units with worksurface over, stainless steel sink and drainer. Space for washing machine and tumble dryer and free standing fridge/freezer. Window to the side aspect. Downlighting.

DOWNSTAIRS CLOAKROOM

0.83m x 1.73m (2' 9" x 5' 8")

W/C and Wash hand basin.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all bedrooms and family bathroom. Access to the loft via a hatch. Storage cupboard housing the combination boiler.

BEDROOM ONE

2.59m x 4.59m (8' 6" x 15' 1") MAX

Double bedroom with door to the en-suite shower room. Window to the rear aspect. Radiator. Downlighting. Access to a loft via a hatch.

EN-SUITE SHOWER ROOM

2.23m x 1.18m (7' 4" x 3' 10")

Beautifully refitted shower room, fully tiled with contrasting tiles comprising double shower enclosure with sliding door and thermostatic shower, vanity wash hand basin and w/c. Heated towel radiator. Window to the front aspect. Downlighting.

BEDROOM TWO

3.53m x 3.18m (11' 7" x 10' 5")

Double bedroom with window to the rear aspect. Radiator.

BEDROOM THREE

3.48m x 2.59m (11' 5" x 8' 6")

Double bedroom with built in storage cupboard (used as a wardrobe), window to the front aspect. Radiator.

BEDROOM FOUR

2.31m x 3.53m (7' 7" x 11' 7")

Smaller double bedroom with storage cupboard (used as a wardrobe), window to the rear aspect, radiator.

BATHROOM

2.10m x 1.69m (6' 11" x 5' 7")

Partially tiled bathroom comprising; side panel bath with shower screen, vanity wash hand basin and w/c. Radiator. Window to the front aspect.

EXTERIOR

DRIVEWAY

A block pave driveway provides parking for two cars to the front.

REAR GARDEN

Fully enclosed, west facing rear garden landscaped with lawn area with mature shrubs surrounding and patio. Gated access to the side. Space for a shed.



FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(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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