



Southwark Close, Stevenage, Hertfordshire. SG1 4PQ

- THREE BEDROOMS
- CONSERVATORY
- COMBINATION BOILER
- DOWN STAIRS CLOAKROOM
- OVERLOOKING GREEN
- OPEN PLAN KITCHEN/DINER
- CLOSE TO GOOD SCHOOLS AND AMENITIES



PROPERTY DESCRIPTION

****GUIDE PRICE £325,000 - £330,000****

This well presented, three bedroom family home is a fantastic size, with an open plan feel which can also be shut off from the lounge by double doors. The property comprises a fantastic ground floor space which flows really well from the entrance hallway to the lounge, kitchen, dining room, conservatory and ground floor cloakroom. Upstairs has three good size bedrooms and family bathroom.

Southwark Close is a quiet cul-de-sac with ample on road parking bays. It is situated close to lots of local amenities including:

Local Shops 0.2 miles

St. Nicholas Park 0.2 miles

The Leys Primary school 0.3 miles

Canterbury Way Doctors Surgery 0.3 miles

Giles Infant and Nursey School 0.4 miles

Lister Hospital 1.7 miles

Stevenage Town Centre 1.8 miles

A1m Junction 8 1.9 miles

Stevenage Train Station 2.1 miles



ROOM DESCRIPTIONS

ENTRANCE HALLWAY

A bright, welcoming entrance hallway with large storage cupboard for shoes and coats. Bay window to the side aspect. Radiator. Opening to hallway with stairs to the first floor and storage cupboard underneath. Doors to ground floor cloakroom, lounge and kitchen.

LOUNGE

4.5m x 3.3m (14' 9" x 10' 10")

Good size room opening into the dining room with double doors. Window to the front aspect. Radiator.

KITCHEN/DINER

DINING ROOM

3.3m x 2.9m (10' 10" x 9' 6")

Space for dining table, patio doors opening into the conservatory. Radiator.

KITCHEN

2.24m x 4.1m (7' 4" x 13' 5")

Fitted kitchen with a range of wall and base units with worksurface over and stainless steel sink and drainer. Space for washing machine, slimline dishwasher, fridge/freezer and free standing cooker. French doors from conservatory.

CONSERVATORY

4.4m x 1.5m (14' 5" x 4' 11")

Windows to all sides, door to rear garden. Radiator.

DOWNSTAIRS W/C

1.3m x 0.8m (4' 3" x 2' 7")

W/C and wash hand basin.

FIRST FLOOR

FIRST FLOOR LANDING

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

BEDROOM ONE

4.1m x 3.1m (13' 5" x 10' 2")

Double bedroom with window to the rear aspect. Radiator.

BEDROOM TWO

3.7m x 2.7m (12' 2" x 8' 10")

Double bedroom with window to the front aspect. Radiator.

BEDROOM THREE

3.2m x 1.9m (10' 6" x 6' 3")

Single bedroom with window to the rear aspect. Radiator.

BATHROOM

2.2m x 1.7m (7' 3" x 5' 7")

Fully tiled bathroom comprising side panel bath with mixer taps and shower attachment, vanity wash hand basin and w/c. Window to the front aspect.

EXTERIOR

FRONT GARDEN

No maintenance front garden with patio.

REAR GARDEN

Mainly laid to lawn with patio area, space for shed. Gated rear access.

PARKING

Ample off road parking can be found to the side of the property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(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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