



## Barnwell, Stevenage, Hertfordshire. SG2 9SN

- THREE BEDROOMS
- COMBINATION BOILER
- DOWN STAIRS W/C
- BACKS ONTO GRASSLAND
- LOUNGE/DINER
- FITTED KITCHEN AND UTILITY AREA
- WEST FACING GARDEN
- ENTRANCE PORCH
- CLOSE TO AMENITIES AND SCHOOLS
- AMPLE COMMUNAL PARKING





## PROPERTY DESCRIPTION

This three bedroom family home located in a quiet Cul-De-Sac within the Shephall area of Stevenage has been finished to a good standard and is ready to move into. The property comprises of an entrance porch, downstairs w/c, utility room, lounge, kitchen/diner, three good size bedrooms and family bathroom. Both front and back garden are well maintained with patio area and lawn at rear. The grassland aspect to the rear is a hidden gem attracting wildlife including Foxes and Deer.

Barnwell is located in Shephall, South Stevenage, close to lots of local amenities including:

Old Red Lion 0.1 Miles

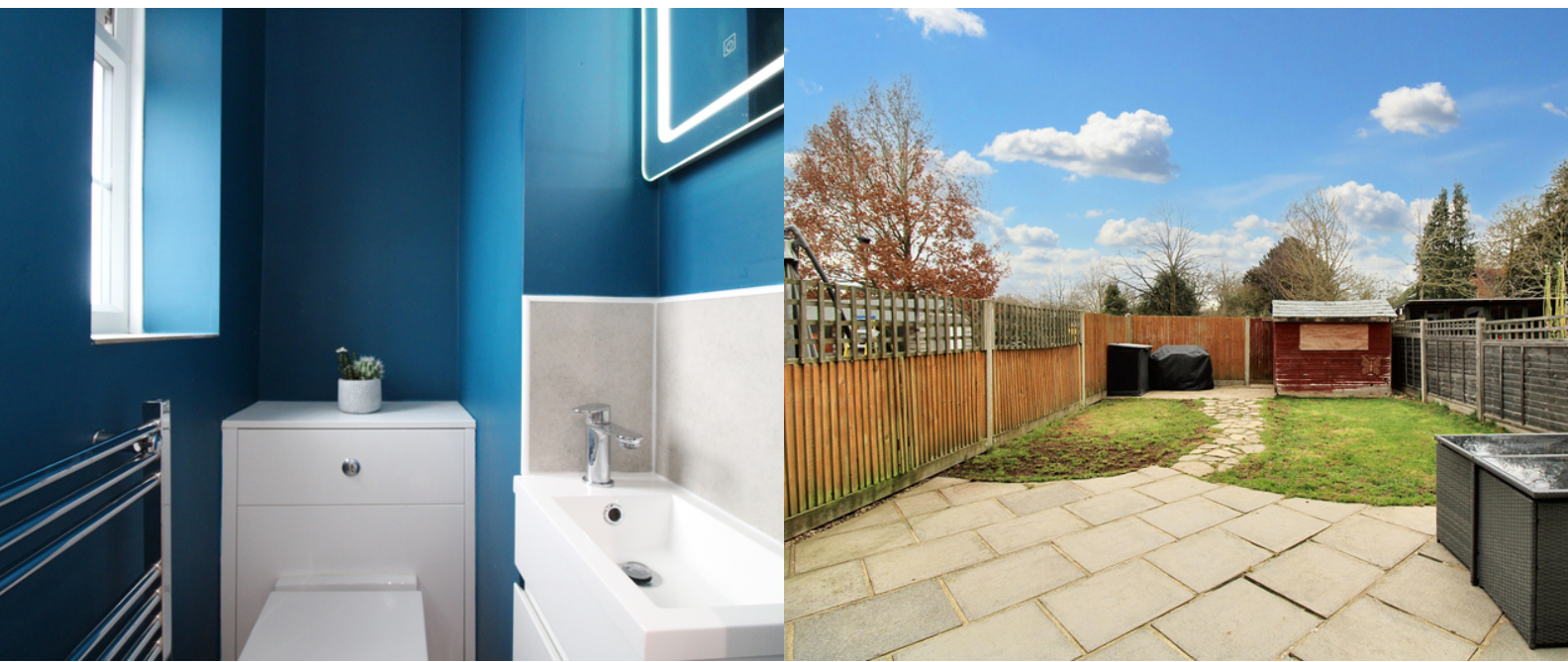
Peartree Spring Primary School 0.1 Miles

Barnwell Secondary 0.2 Miles

Local Shops 0.4 Miles

A1m 1.4 Miles

Stevenage Train Station 1.6 Miles





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALLWAY

Having been extended to the front with a porch, the property has a nice welcoming area. Doors to the lounge, kitchen and downstairs cloakroom. Stairs to the first floor. Storage cupboard for shoes and coats.

#### LOUNGE/DINER

6.2m x 3.4m (20' 4" x 11' 2")

Good size lounge/diner with French Doors to the rear and window to the front aspect. Radiator.

#### KITCHEN

3.3m x 3.28m (10' 10" x 10' 9")

Consisting of a range of wall and base units with work surface over, undercounter fridge. Space for freestanding cooker, washing machine and dishwasher. Tiled floor with window and door to the rear.

#### DOWNSTAIRS CLOAKROOM

1.3m x 0.9m (4' 3" x 2' 11")

Wash hand basin and W/C. Window to front aspect. Heated towel radiator.

#### UTILITY ROOM

Under stairs storage cupboards (currently housing the tumble dryer) Cupboard with access to the utilities. Door leading to the kitchen.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Storage cupboard housing the combination boiler.

#### BEDROOM ONE

3.5m x 03.2m (11' 6" x 10' 6")

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

#### BEDROOM TWO

2.9m x 3.95m (9' 6" x 13' 0")

Double bedroom with window to rear aspect. Radiator.

#### BEDROOM THREE

1.8m x 3.4m (5' 11" x 11' 2")

Window to front aspect. Storage cupboard. Radiator. Access to the loft, with loft ladder and partially boarded.

#### FAMILY BATHROOM

1.6m x 2.4m (5' 3" x 7' 10")

Three piece suite, which includes W/C, with enclosed cistern, wash hand basin, bath with electric shower over. Fully tiled walls. Two windows to rear aspect. Heated towel radiator.

### EXTERIOR

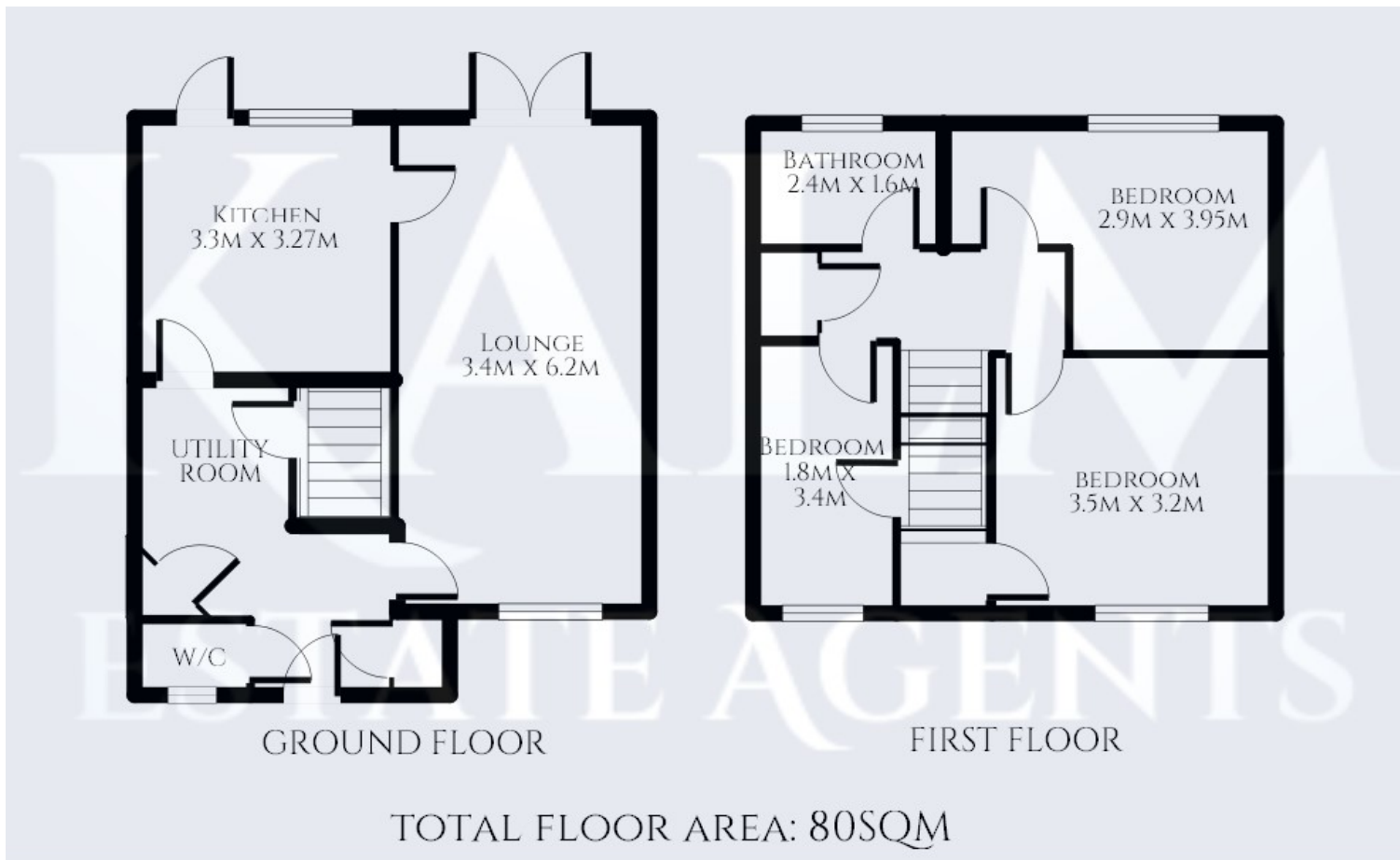
#### FRONT GARDEN

Enclosed garden with brick wall and path to the front.

#### BACK GARDEN

West facing rear garden with patio and awning over. Lawn. Shed. Backs onto grassland; a hidden gem for Wildlife, foxes and deer.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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