



Norton Green,  
Stevenage, Hertfordshire SG1 2DP



## 14 Norton Green, Stevenage, SG1 2DP

### Offers in excess of £550,000

Spacious four bedroom detached family home occupying a wide established private plot within a semi-rural cul-de-sac location on the western outskirts of the Town.

A rare opportunity to purchase a spacious four bedroom detached family home enjoying a semi-rural location within this little known charming hamlet on the periphery of Stevenage Town.

The property enjoys fabulous countryside walks yet is conveniently situated 0.6 miles from Stevenage mainline railway station with fast direct trains to Kings Cross within 23 minutes.

The property offers a spacious arrangement of well presented accommodation with established private gardens extending to both sides of the property with the added benefit of a detached double width garage and driveway with a further single open-fronted car port with a second driveway to the opposite side of the property.

In full, the accommodation comprises a reception hallway, downstairs cloakroom/wc, study/library, a generous open-plan lounge/dining room, conservatory and an open-plan kitchen/breakfast room, first floor landing leading to four bedrooms with an en-suite shower room to the master bedroom and a well appointed family bathroom. Viewing highly recommended.

#### LOCATION

Stevenage comprises both the New and Old Towns and is close to the A1M. The Historic High Street in the Old Town offers a good selection of shops, a Waitrose and Tesco Express supermarket, cafés/restaurants, public houses, public library, local Schools and a bank. There are more comprehensive shopping facilities in the nearby New Town with Schools, a Leisure Complex, Theatre and Arts Centre and Stevenage mainline train station with fast regular trains to London Kings Cross (23 mins).

#### THE ACCOMMODATION COMPRISES

Part-glazed hardwood front door opening to:

##### RECEPTION HALLWAY

14'9" x 6'2" (4.49 x 1.89)

Staircase rising to the first floor with storage cupboard below, radiator and doors to:

##### DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc and a wall mounted hand wash basin, coat hanging space, radiator and secondary glazed window to the front elevation.

##### STUDY / LIBRARY

7'10" x 12'6" (2.40 x 3.82)

A useful third reception room situated to the front of the property, currently being used as a reading library with wooden laminate flooring and a UPVC double glazed window to the front

elevation.

##### LOUNGE / DINING ROOM

25'5" x 11'0" (7.74 x 3.36)

Of excellent proportions providing an open-plan main living area to the property featuring a substantial "Westfire" wood burning stove, Defra certified with a 5.3kw output with a feature glass floor plate. Real wood engineered oak flooring, double glazed window to the front elevation, radiator, wide square archway to the kitchen promoting an open-plan feel to the ground floor accommodation and double glazed sliding patio doors opening to the conservatory.

##### CONSERVATORY

15'5" x 9'7" (4.70 x 2.92)

Of double glazed construction with exposed wooden floorboards, windows to both the rear and side elevations with double doors opening to the garden, radiator with cover.

##### KITCHEN / BREAKFAST ROOM

14'9" x 14'6" (4.50 x 4.42)

Of excellent proportions fitted with a comprehensive range of beech effect base and eye level units and drawers complemented by blue natural stone effect rolled edge work surfaces with matching upstands extending to a substantial breakfast bar. A range of appliances include a stainless steel and glaze oven, electric hob with concealed extractor canopy above, space and plumbing for washing machine and fridge/freezer. Cupboard housing oil-fired boiler, double glazed window to the rear elevation and door to the side and rear garden.

##### FIRST FLOOR LANDING

Access to boarded loft space with light and ladder, radiator, airing cupboard housing the hot water tank and laundry shelves, doors to:

##### BEDROOM ONE

13'11" x 11'7" (4.23 x 3.53)

Measurements include a range of built-in wardrobes, radiator, wooden laminate flooring, double glazed window to the front elevation and door to:

##### EN-SUITE SHOWER ROOM

6'5" x 5'5" (1.95 x 1.64)

Fitted with a low level wc, pedestal hand wash basin, corner shower cubicle with fitted shower, tiled surrounds, shaver point and double glazed window to the front elevation.

##### BEDROOM TWO

11'2" x 9'3" (3.41 x 2.81)

A further double bedroom with wooden laminate flooring, radiator and double glazed window



to the rear elevation.

### **BEDROOM THREE**

12'6" x 7'11" (3.82 x 2.42)

With a radiator and double glazed window to the rear elevation.

### **BEDROOM FOUR**

12'8" x 8'0" (3.85 x 2.43)

Currently being used as a study with a radiator and double glazed window to the front elevation.

### **BATHROOM**

8'2" x 5'5" (2.50 x 1.66)

Fitted with a white suite comprising a panelled bath with electric shower over and fitted shower screen, pedestal hand wash basin, low level wc, white tiled surrounds, radiator and double glazed window to the rear elevation.

### **OUTSIDE**

#### **FRONT**

The property is set back from the cul-de-sac behind an established landscaped front garden with wide shingled borders interspersed by mature shrubbery with a driveway to either side of the property providing ample off-road parking leading to a detached double width garage and single open-fronted car port.

#### **DOUBLE WIDTH GARAGE**

15'3" x 17'6" (4.65 x 5.33)

A double width detached garage with up and over door, power and light, eaves storage space and personal door to the rear garden.

#### **CAR PORT**

A wooden open-fronted car port providing covered parking for an additional vehicle.

#### **REAR GARDEN**

A particular feature of the property is the private sunny rear garden extending to both sides of the property with a shingled seating area with an open-fronted wooden pergola to one side with gated access to the front of the property. The pathway extends past the conservatory to an established second garden area laid predominantly to lawn flanked by well stocked flower and shrub borders with a number of specimen trees enhancing the private semi-rural aspect of the garden with a greenhouse and wooden garden shed beyond with a vegetable garden.

#### **TENURE AND COUNCIL TAX**

The Tenure of this property is FREEHOLD.

The Council Tax Band is "F" and the amount payable for the year 2017/2018 is £2,305.84.

#### **AGENTS NOTE**

The vendor has advised us that the property is:

One minute walk into woodland, an area of SSSI (Site of Special Scientific Interest).

Seven minute walk to the Leisure Park.

Ten minute walk to the Railway Station (fast direct 23 minute journey to Kings Cross).

Fifteen minute walk to the New Town Centre.

Twenty five minute walk to the Old Town.

Within easy access to the Motorway, accessing London, Luton and Stansted Airport.

A child friendly area, virtually no traffic.

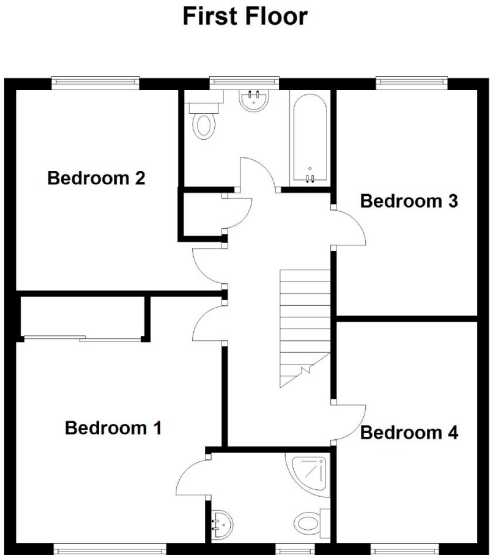
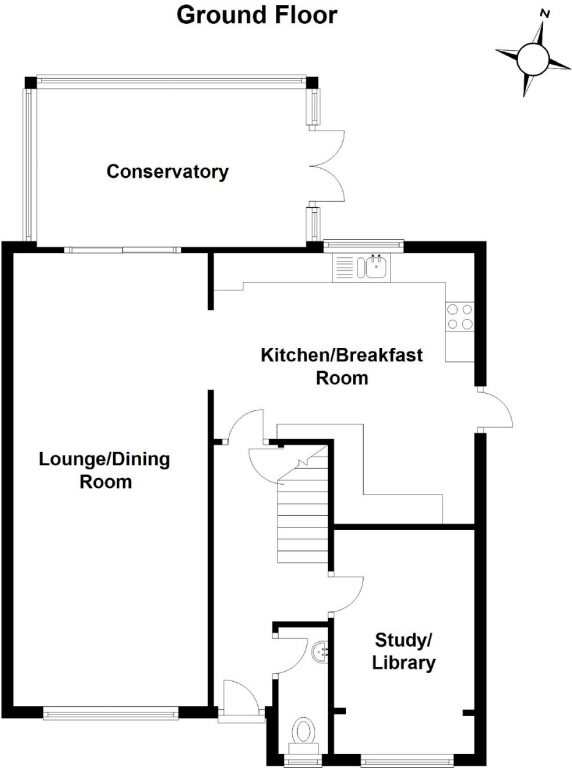
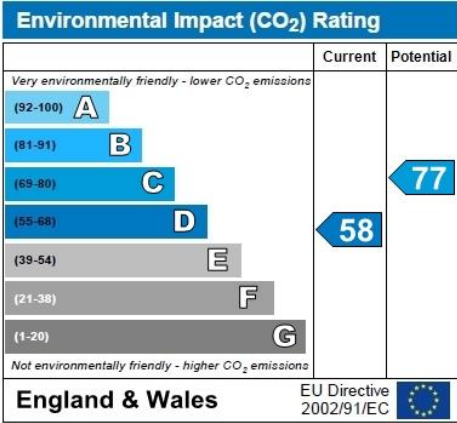
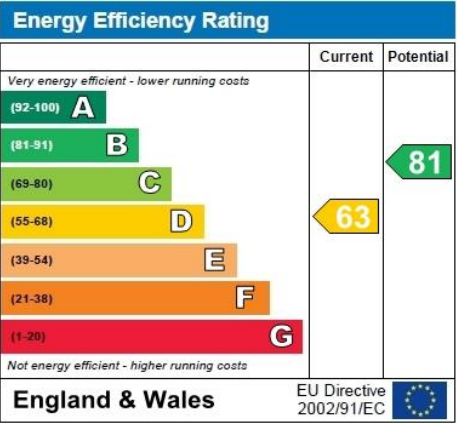
### **DIRECTIONS**

From Gunnells Wood Road, turn onto Six Hills Way by MBDA Systems. Proceed along Six Hills Way passing under the A1M turning left onto Chadwell Road and enter Norton Green. No.14 is situated in a small residential cul-de-sac on the right hand side.

### **PLANNING PERMISSION**

We have been advised that planning permission has been granted for 14 dwellings to be built on the paddock land currently situated to the rear of No.14 Norton Green. Any potential purchaser(s) needs to satisfy themselves with regard to the extent of this development prior to completion of any purchase.













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