



Nursery Close,
Stevenage, Hertfordshire SG2 8SD



12 Nursery Close, Stevenage, SG2 8SD

£439,995

Spacious four bedroom detached family home enjoying a private cul-de-sac position on the south side of Stevenage.

A rare opportunity to purchase a well presented, modern four bedroom detached family home occupying a private southerly plot within this highly regarded cul-de-sac on the south side of Stevenage off the Hertford Road.

The property has been significantly improved by the current owners including a newly refitted ensuite shower room to the master bedroom whilst offering a spacious arrangement of accommodation with further benefits including an extended garage, UPVC double glazing, gas fired central heating and an "L" shaped block paved driveway providing parking for at least two cars whilst the well maintained garden enjoys a private sunny aspect.

The accommodation comprises a wide welcoming reception hallway, cloakroom/wc, modern fitted kitchen with integrated appliances, open plan lounge/dining room of excellent proportions, conservatory, utility room, landing, four generous bedrooms with an en-suite shower and fitted wardrobes to the master bedroom. Recently re-fitted family bathroom.

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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

Attractive part glazed front door and side window with double glazed etched panels opening to:

RECEPTION HALLWAY

15'5" x 8'2" (4.71 x 2.49)

Wide welcoming reception hallway finished with stylish oak effect Amtico flooring, dado rail, radiator, staircase rising to the first floor with coats/storage cupboard with light below. Doors to:

CLOAKROOM / WC

Fitted with a white suite comprising a low level wc with push button flush set to white gloss panels with black shelf. Wall mounted hand wash basin with mixer tap. White tiled walls and floor, heated towel rail and double glazed window to the side elevation.

KITCHEN

9'9" 9'7" (2.98 2.92)

Fitted with a comprehensive range of beech base and eye level units and drawers finished with dark grey work surfaces with an inset one and a half bowl stainless steel sink unit incorporating a waste disposal. Integrated dishwasher, free standing American style fridge/freezer and Smeg stainless steel range oven (possible available by separate negotiation). Pelmet and under-unit lighting with travertine tiled surrounds and tiled effect flooring. Double glazed window to the front elevation.

LOUNGE / DINING ROOM

18'4" x 19'2" (5.60 x 5.83)

(Measurements into dining recess). An open-plan room of excellent proportions whilst finished with stylish oak flooring complemented by a decorative fireplace with black granite hearth. Radiators, downlighters, TV and phone points and ample space for dining table. Twin sets of double glazed french doors opening to the conservatory with double glazed window to the side elevation.

CONSERVATORY

19'5" x 8'6" (5.92 x 2.60)

Of double glazed construction with a part vaulted ceiling with fitted blinds, windows to the rear and side with french doors to the garden. Tiled flooring, ceiling light and fan, glazed door to:

UTLILTY ROOM

8'3" x 7'10" (2.52 x 2.40)

Fitted oak effect base and eye level units with counter top and inset stainless steel sink unit, space and plumbing for washing machine, tiled floor with electric under floor heating. Door to the garage.

FIRST FLOOR LANDING

Access to boarded loft space with light and ladder, double glazed window to the side elevation. Doors to:

BEDROOM ONE

11'9" x 9'10" (3.58 x 3.00)

Measurements include a range of built in wardrobes with mirrored sliding doors, TV and phone points, radiator and double glazed window to the front elevation. Door to:

EN-SUITE SHOWER ROOM

Newly refitted with a modern, sleek white two piece suite comprising a walk-in shower cubicle with power shower, vanity hand wash basin with chrome mixer tap set to a natural stone effect vanity self with cupboards below, light grey tiled walls complemented by a chrome towel radiator, shaver point and illuminated vanity mirror. Double glazed window to the side elevation.

BEDROOM TWO

11'6" x 8'3" (3.51 x 2.52)

Wooden laminate flooring, radiator, TV point and double glazed window to the rear elevation.

BEDROOM THREE

12'0" x 8'3" (3.66 x 2.51)

(Measurements into recess). Radiator TV point and double glazed window to the front elevation.

BEDROOM FOUR

9'10" x 7'2" (3.00 x 2.18)

Currently used as a study. Wooden laminate flooring, radiator, TV and telephone points and double glazed window to the rear elevation.

FAMILY BATHROOM

Fitted with a modern three piece suite comprising a "P" shaped shower bath with dual valve power shower over and folding screen, vanity hand wash basin with mixer tap and cupboard below and low level wc with concealed cistern and push button flush. Stylish fully tiled walls and floor, chrome towel rail, downlighters, shaver point and double glazed window to the side elevation.

OUTSIDE**DRIVEWAY**

The property is set back from the cul de sac with the advantage of no passing vehicles behind a curved block paved driveway providing off road parking for at least two vehicles. Tiled step to storm porch and front door. Wide gated side access to the rear.

GARAGE

19'6" x 8'3" (5.95 x 2.52)

Larger than average garage with boarded loft space providing additional storage, power and light, electric wooden up and over door. Door to the utility room.

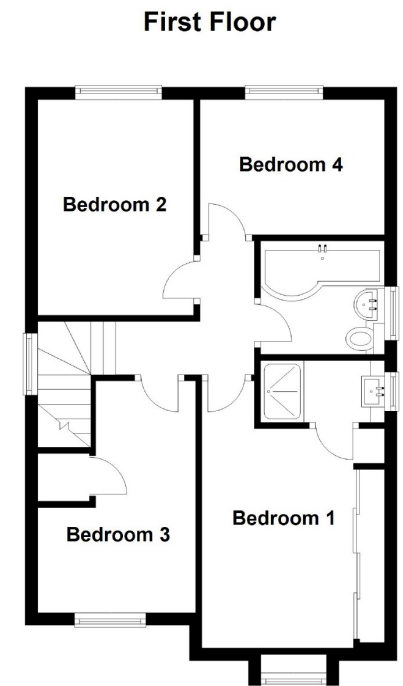
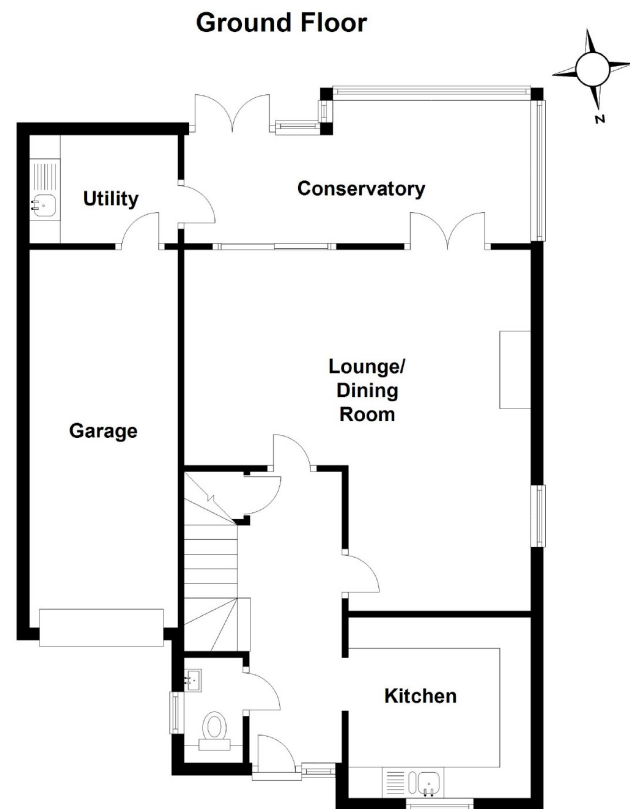
REAR GARDEN

Attractive garden enjoying a private, southerly aspect. Steps to substantial paved terrace with brick built BBQ. Level lawn to the side with further paved patio with wooden pergola. Deep shrub borders to the rear retained by decorative brick walls. Garden lighting and gated access to the front of the property.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	71
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	70
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC 		







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