



HUNTERS[®]
HERE TO GET *you* THERE

**1 Culrose Court, , Hertford Road, , Stevenage, SG2 8RS
£730,000**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		75	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		72	81
England & Wales		EU Directive 2002/91/EC	

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



A Well Maintained & Presented Four Bedroom Detached Family Home - Executive Living Set On A Corner Plot, Rare Opportunity To Purchase A Home Within This Popular Private Gated Development, Built In 2003, Versatile Generous Living Accommodation, MUST BE VIEWED! EPC C

GROUND FLOOR

ENTRANCE HALLWAY

Door leads into hallway. Under stairs storage. Stairs rise to first floor.

KITCHEN/BREAKFAST ROOM

3.53m (11' 7") x 4.85m (15' 11")

Double glazed window to side aspect. Under floor heating. Ceramic tiled flooring and splash backs. Granite work surfaces with 'Franke' sink unit inset. Integral dishwasher and fridge/freezer. Water softener. Spotlights and under unit lighting. Matching extractor hood over. Five ring range cooker. Breakfast bar set up. Open to:-

DINING ROOM

3.96m (13' 0") x 3.53m (11' 7")

Double glazed window to rear aspect and double glazed French doors to patio area. Spotlights. Under floor heating. French doors to lounge.

UTILITY ROOM

2.29m (7' 6") x 2.03m (6' 8")

Double glazed window to side aspect. Location of boiler. Plumbing for washing machine. Work surface with sink unit inset. Ceramic tiled flooring. Personal door to garage.

DOWNSTAIRS CLOAKROOM

Double glazed frosted window to side aspect. Floating w/c with concealed flush. Floating sink unit with 'Grohe' mixer tap. Spotlights. Location of fuse box. Ceramic tiled throughout.

LOUNGE

4.11m (13' 6") x 5.69m (18' 8")

Double glazed window to side aspect and French doors to patio area. Portuguese limestone gas fire place with remote control assist. Spotlights.

STUDY

2.39m (7' 10") x 3.45m (11' 4")

Double glazed window to front aspect. Under floor heating. Spotlights.

FIRST FLOOR

LANDING

Loft access. Spotlights. Airing cupboard housing hot water cylinder.

MASTER BEDROOM

3.58m (11' 9") x 3.94m (12' 11")

Dual aspect double glazed windows to side and front. Spotlights. Under floor heating.

ENSUITE BATHROOM

Double glazed window to side aspect. Floating sink unit with 'Grohe' mixer tap. Floating w/c with concealed flush. Heated towel rail. Spotlights. Walk in 'Grohe' power shower with feature divide and wet room design. Tiled throughout.

BEDROOM TWO

3.23m (10' 7") x 4.62m (15' 2")

Double glazed window to front aspect. Under floor heating. Spotlights.

ENSUITE BATHROOM

Double glazed window to front aspect. Floating sink unit with 'Grohe' mixer tap. Floating w/c with concealed flush. Walk in 'Grohe' power shower with feature divide and wet room design. Tiled throughout. Spotlights.

BEDROOM THREE

3.05m (10' 0") x 3.15m (10' 4")

Double glazed window to rear aspect. Under floor heating.

BEDROOM FOUR

2.72m (8' 11") x 2.57m (8' 5")

Double glazed window to rear aspect. Under floor heating. Integral storage.

BATHROOM

Double glazed window to rear aspect. Spotlights. Under floor heating. Tiled splash backs and flooring. Floating w/c with concealed flush. Floating sink unit with 'Grohe' mixer tap. Panelled bath with attachment.

OUTSIDE

FRONT GARDEN

Mature shrubs make up the borders. Driveway allowing for ample off road parking.

REAR GARDEN

Set on a large corner plot, wrap around garden. Mature shrubs and trees make up a variety of flowerbeds and borders. Wrap around block paved patio area. There is currently storage for chickens and ducks with a designated run. Raised platform with steps down to a gravelled area. Outside tap.

DOUBLE GARAGE

Electric assist up and over doors (with remote controls). Power supply and light. Eaves storage.

AGENTS NOTE

Preliminary details not yet approved by vendor. An EPC is available.

Service charges - £200 approx per annum - For the upkeep of the gate and communal areas.

Ground Floor

Approx. 109.4 sq metres (1177.8 sq. feet)



First Floor

Approx. 72.8 sq metres (784.1 sq. feet)



Total area: approx. 182.3 sq. metres (1962.0 sq. feet)

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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