

BELVOIR!

32 Bancroft, Hitchin, SG5 1LA | 01462 433949 | belvoir.co.uk | @belvoirherts

Belvoir Hitchin

Carisbrooke Close, Stevenage, SG2 8QQ



Guide Price £390,000

Freehold

SPACIOUS FOUR BEDROOM TOWN HOUSE! Belvoir are delighted to market this generous and flexible family home, in a sought after cul-de-sac located off Hertford road on Stevenage's south side. Laid out over three floors the accommodation offers versatility and space for the growing family or those that need room to work from home. Within walking distance there are amenities to include a Tesco supermarket, retail-park shopping, pub/restaurants and local well-regarded primary and secondary schooling.

Currently seeing a huge redevelopment, Stevenage enjoys a substantial range of facilities for all, most notably, the fast mainline rail services to London and transport links via road from the A1(M). Also, the leisure park with cinema and activity centres, Fairlands Valley Park with boating lakes and green space, along with a bustling 'new' town centre and lively Old Town High Street. There are Ofsted-rated 'outstanding' schools and a huge array of clubs and community initiatives.



GROUND FLOOR

Entrance

Under storm porch via composite front door into:

Hallway

Doors to all rooms. Stairs rising to first floor.

Cloakroom

uPVC double glazed obscured window to front aspect. Suite comprising hand wash basin and low level flush WC. Radiator.

Kitchen/Breakfast Room

12'5" x 8'2" (3.80m x 2.50m)

uPVC double glazed walk-in bay window to front aspect. Fitted with a range of base and wall mounted cabinets providing storage. Stainless steel one and a half bowl sink and drainer with chrome mixer tap. Built-under electric double oven and four burner gas hob inset to worksurface with stainless steel chimney hood extractor over. Integrated appliances include fridge/freezer, dishwasher and washing machine. Radiator.



Lounge/Diner

18'0" x 15'1" (5.50m x 4.60m)

(Maximum measurements) uPVC double glazed window to rear aspect with French doors to garden. Under stair storage cupboard. Radiator.

FIRST FLOOR

Landing

Doors to all rooms. Stairs rising to second floor. Storage cupboard.

Bedroom One

14'5" x 8'2" (4.40m x 2.50m)

uPVC double glazed window to front aspect. Walk-in wardrobe. Radiator. Door to:

En-suite

uPVC double glazed obscured window to front aspect. Suite comprising enclosed double width shower cubicle, hand wash basin and low level flush WC. Heated towel rail.



Bedroom Two

12'1" x 8'2" (3.70m x 2.50m)

uPVC double glazed window to rear aspect. Radiator.

Bathroom

uPVC double glazed obscured window to rear aspect. Suite comprising panel enclosed bath with chrome mixer tap and shower attachment, hand wash basin mounted in vanity unit and low level flush WC. Heated towel rail.



SECOND FLOOR

Landing

Doors to all rooms. Hatch providing access to loft space.

Bedroom Three

11'5" x 9'2" (3.50m x 2.80m)

uPVC double glazed window to front aspect. Storage cupboard. Radiator.

Bedroom Four

6'0" x 6'8" (1.85m x 2.05m)

Velux double glazed window to rear aspect. Eaves storage access. Radiator. Door to:

En-suite

Velux double glazed window to rear aspect. Suite comprising enclosed shower cubicle, hand wash basin and low level flush WC. Heated towel rail.

EXTERIOR

Parking

Two allocated parking bays to the front of the property. Path leading to front door.

Rear Garden

Fence enclosed. Decked seating area leading to established lawn. Gated rear access. Timber shed to remain.

PROPERTY INFORMATION

Council Tax: Band E

EPC Rating: C

DISCLAIMER

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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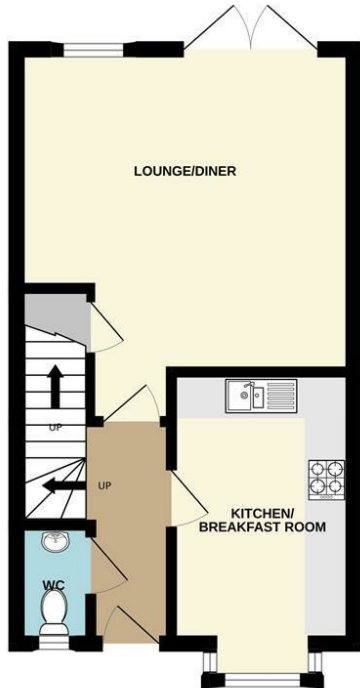


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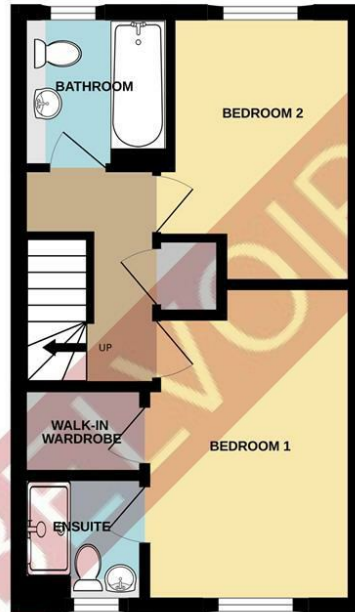
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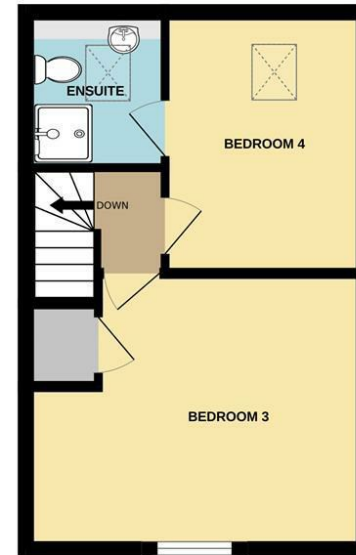
GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



2ND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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		
England & Wales		EU Directive 2002/91/EC

Council Tax Band: E