



Knebworth Gate, Stevenage, SG2 8DF

£350,000



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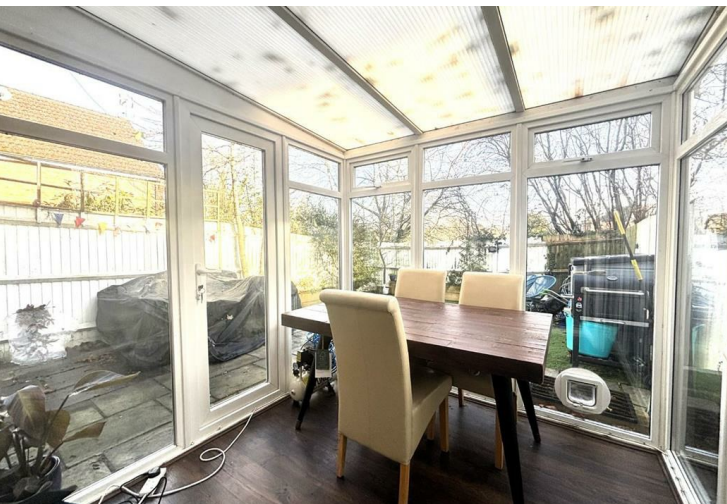


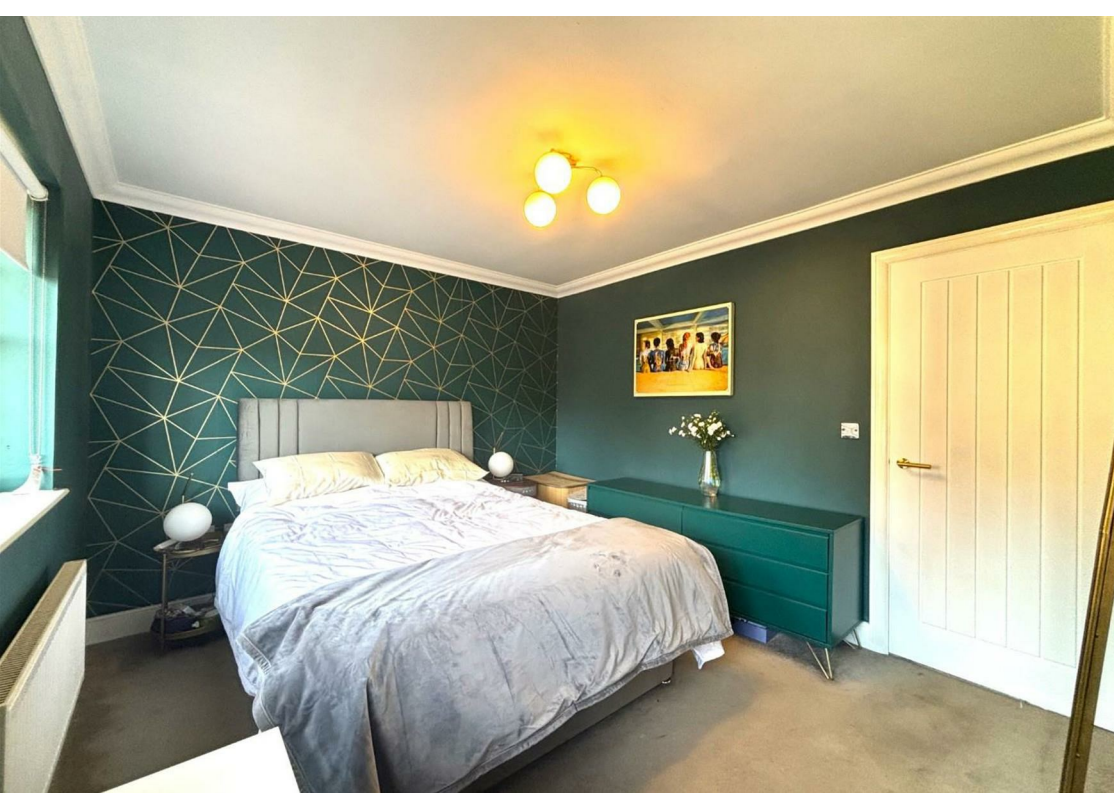
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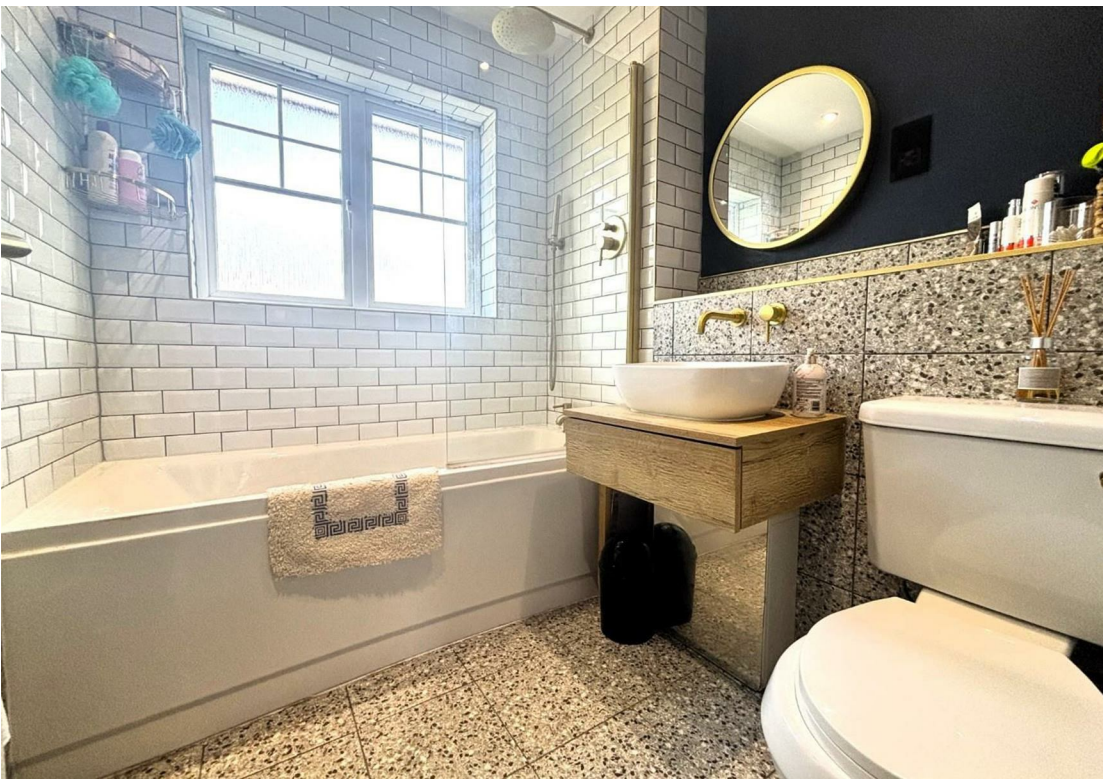
Knebworth Gate, Stevenage

Nestled in a sought-after cul-de-sac on the Stevenage and Knebworth border, this modern and spacious two-bedroom semi-detached home offers a perfect blend of comfort and convenience. Featuring gas central heating, UPVC double glazing, a private rear garden with a laid patio, and allocated parking, the property is ideal for contemporary living. The bright interior includes a reception hallway, cloakroom, kitchen/breakfast room, lounge, conservatory, two double bedrooms, and a family bathroom.

Conveniently located, the home is close to local amenities and just 2.5 miles from Stevenage town centre, offering excellent shopping, dining, and entertainment options. Knebworth House & Gardens, a 10-minute drive away, adds to the charm with year-round events. Families will appreciate proximity to well-regarded primary schools with good Ofsted ratings, while commuters benefit from easy access to the A1(M) and regular train services to London and Cambridge from Stevenage railway station.







Front door into:

Entrance Hall:

Stairs to first floor, radiator and doors to:

Kitchen:

11'9 x 7'11

Fitted with a range of base and wall mounted units with contrasting roll edge surface incorporating one and half bowl sink with mixer tap and drainer, built in oven, four ring gas hob with extractor fan over, appliance space for fridge/freezer, dishwasher and washing machine, radiator and UPVC double glazed window to front.

Lounge:

14'10 x 11'0

UPVC double glazed window to rear, radiator and door to:

Conservatory:

7'9 x 7'5

Doors opening to side.

WC:

Low level WC, wash hand basin with mixer tap and opaque window to front.

First Floor Landing:

Cupboard and doors to:



Bedroom One:

12'10 x 10'4

Dual aspect UPVC double glazed windows to front, radiator and cupboard.

Bedroom Two:

12'2 x 8'4

UPVC double glazed window to rear and radiator.

Bathroom:

7'1 x 5'5

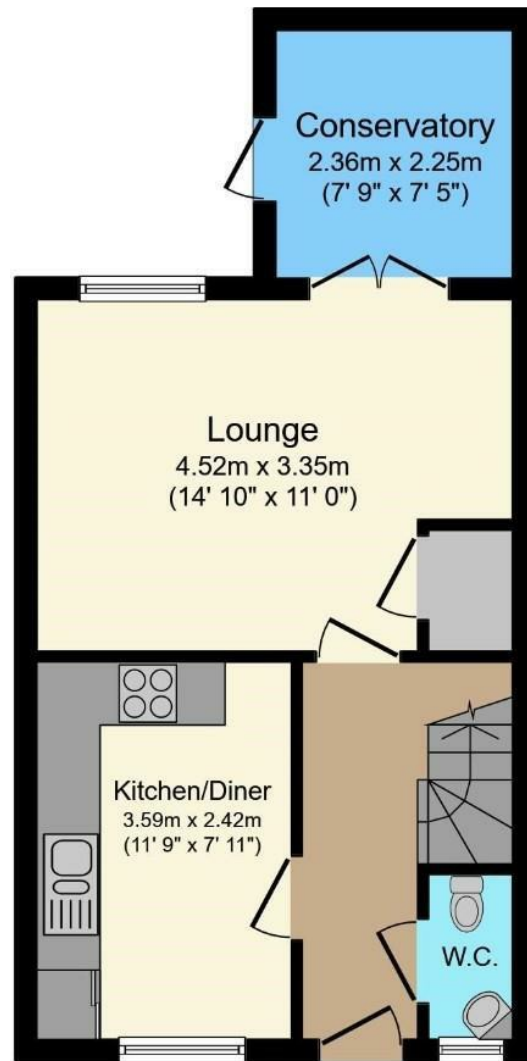
Low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower head above, opaque UPVC double glazed window to rear, tiled throughout with gold fittings and heated towel rail.

Garden:

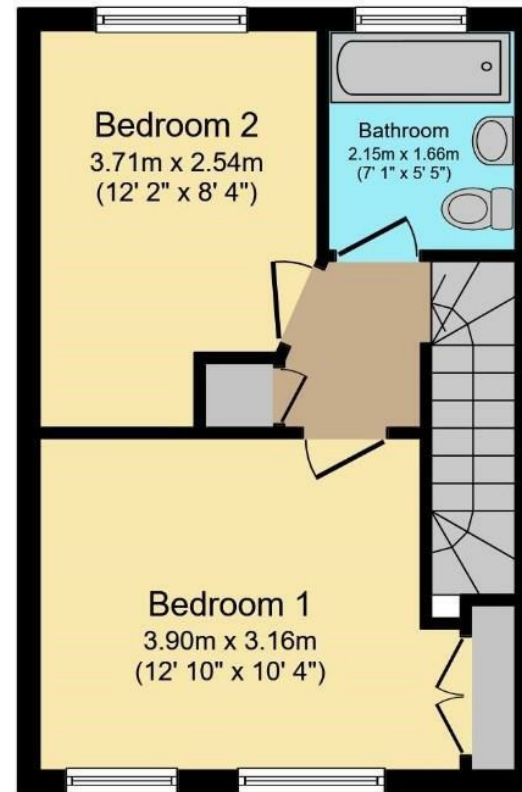
Paved patio seating area leading to artificial turf and enclosed by fencing, pedestrian gated side access.

Parking:

Allocated parking for one car.




Ground Floor



First Floor

Total floor area 70.0 sq. m. (753 sq. ft.) approx

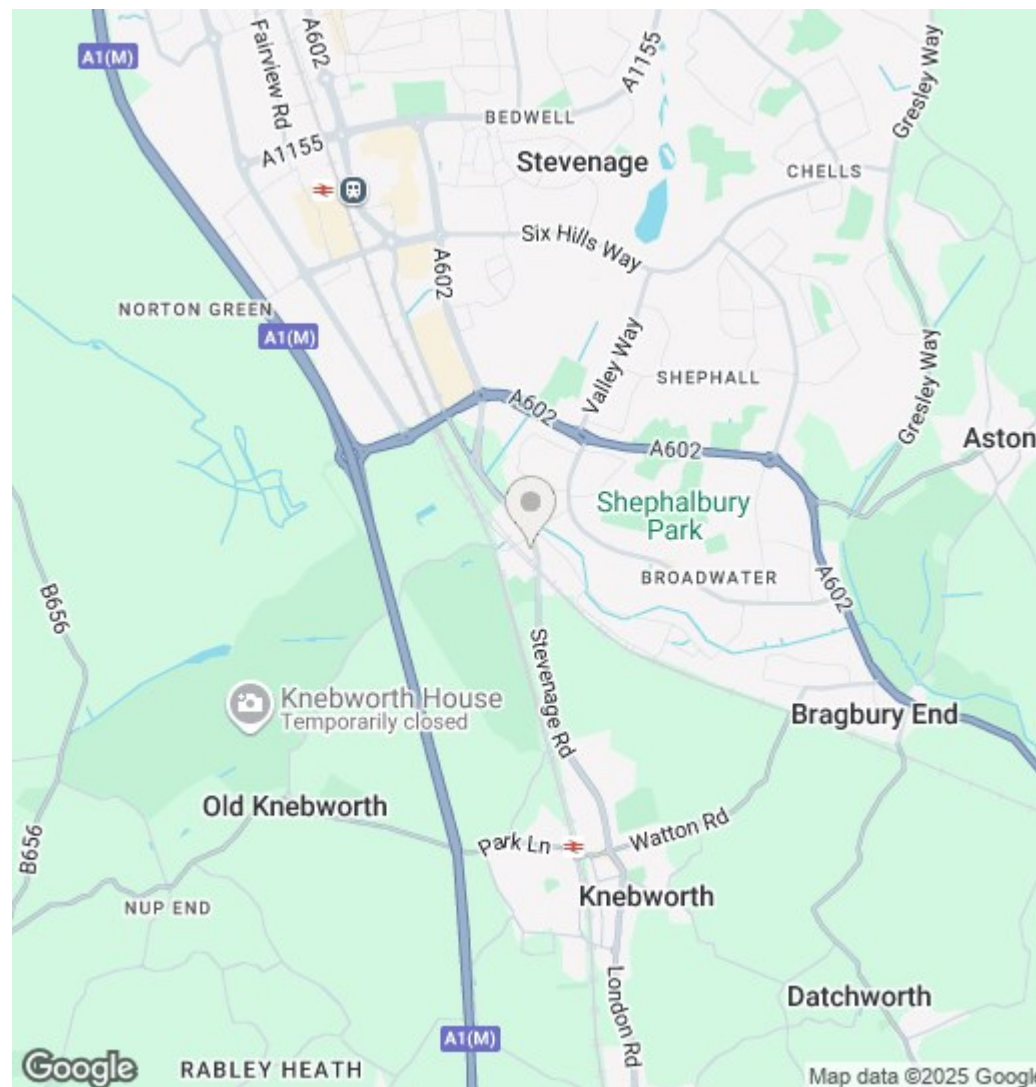
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC



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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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