



Kessingland Avenue, Stevenage, SG1 2JR

£625,000



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Kessingland Avenue, Stevenage

****DESIRED LOCATION - WALKING DISTANCE TO SCHOOL - DRIVEWAY****

Nestled in the highly sought-after Symonds Green area of Stevenage, this impressive detached house offers a perfect blend of space and comfort, making it an ideal family home. The property has been thoughtfully extended to provide ample living space, featuring five generously sized reception rooms that cater to both relaxation and entertainment.

With five well-appointed bedrooms, this residence ensures that every family member has their own private sanctuary. The three bathrooms add convenience, making morning routines a breeze for busy households.

The exterior of the property boasts a spacious driveway, providing parking for up to three vehicles, a valuable asset in today's busy world. The surrounding area is known for its community spirit and accessibility, making it an excellent choice for families looking to settle in a friendly neighbourhood.

This home is not just a place to live; it is a lifestyle choice, offering the perfect environment for family gatherings and social events. With its generous living spaces and prime location, this property is a rare find in the market. Do not miss the opportunity to make this delightful house your new home.







Porch:

UPVC double glazed window to front and door to:

Entrance Hall:

Radiator, stairs to first floor, under stairs cupboard and doors to:

Shower Room:

Low level WC, wash hand basin with mixer tap, walk in shower with mixer tap, opaque UPVC double glazed window to front, chrome heated towel rail and tiled throughout.

Kitchen:

12'5 x 8'8

Fitted with a range of contemporary base and wall units with contrasting worksurface incorporating single bowl stainless steel sink with mixer tap and drainer, four ring hob with extractor fan over, built in ovens, fridge and wine fridge, appliance space for dishwasher, UPVC double glazed window to rear and opening to:

Dining Room:

20' x 9'10

Skylight, appliance space for washing machine, dryer and American fridge/freezer, radiator and doors opening to garden.

Sitting Room:

11'3 x 8'8

Radiator, doors and opening to:

Living Room:

12'3 x 11'3

UPVC double glazed window to front, fireplace and radiator.

Reception Room:

21'3 x 12'4

Dual aspect UPVC double glazed windows to front and rear, door opening to rear garden and radiator.



Sun Room:

12' x 10'8

Door opening to rear garden.

First Floor Landing:

UPVC double glazed window to side, cupboard, loft access and doors to:

Bedroom One:

13'11 x 11'8

UPVC double glazed window to rear, radiator, built in wardrobes and door to:

Ensuite:

Low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower head above, chrome heated towel rail and opaque UPVC double glazed window to side.

Bedroom Two:

9'6 x 8'10

UPVC double glazed window to rear, radiator and built in wardrobes.

Bedroom Three:

11'7 x 8'10

UPVC double glazed window to rear and radiator.

Bedroom Four:

11'6 x 9'3

Dual aspect UPVC double glazed window to front and radiator.

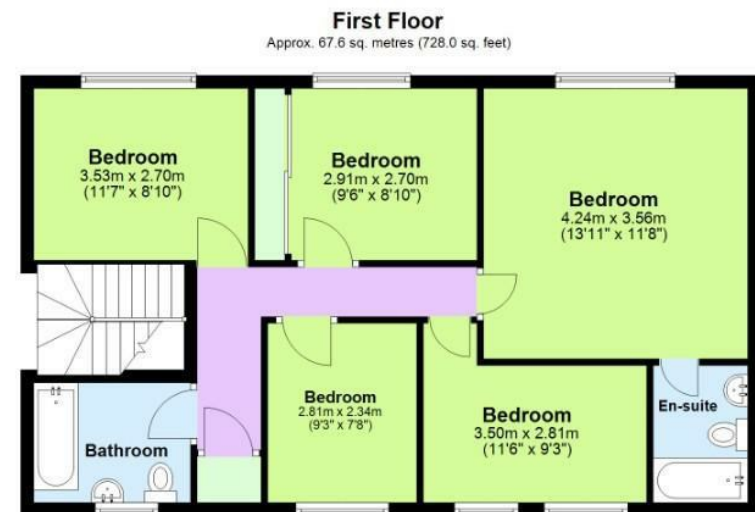
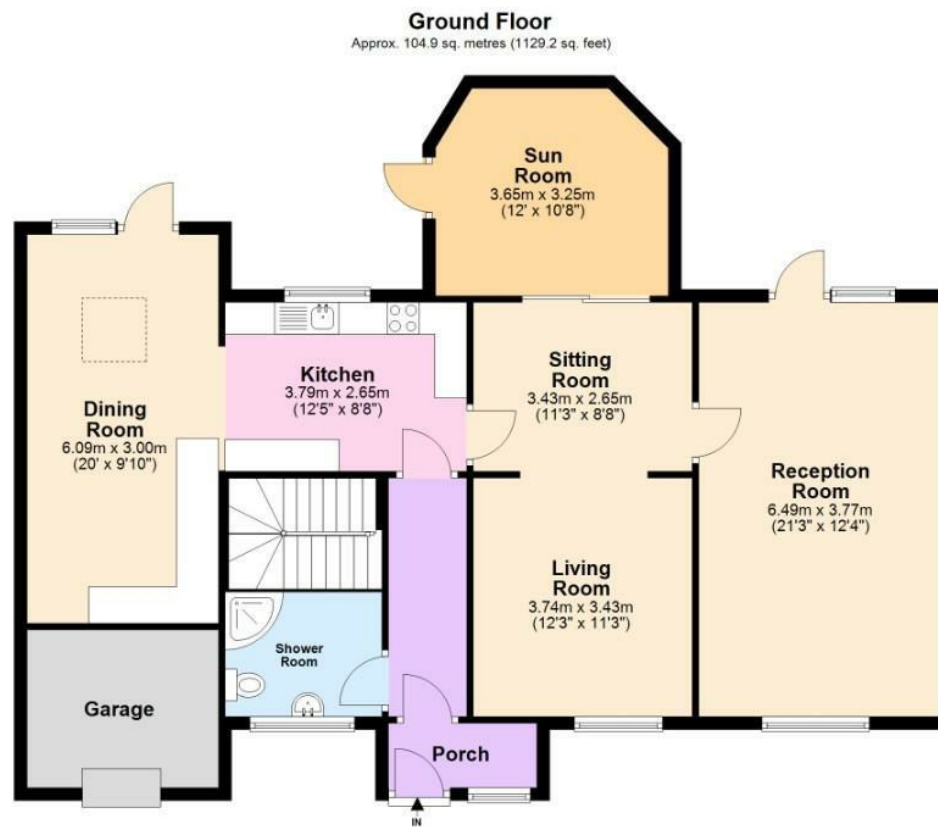
Bedroom Five:

9'3 x 7'8

UPVC double glazed window to front and radiator.

Bathroom:

Low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower head, opaque UPVC double glazed window to front, chrome heated towel rail.



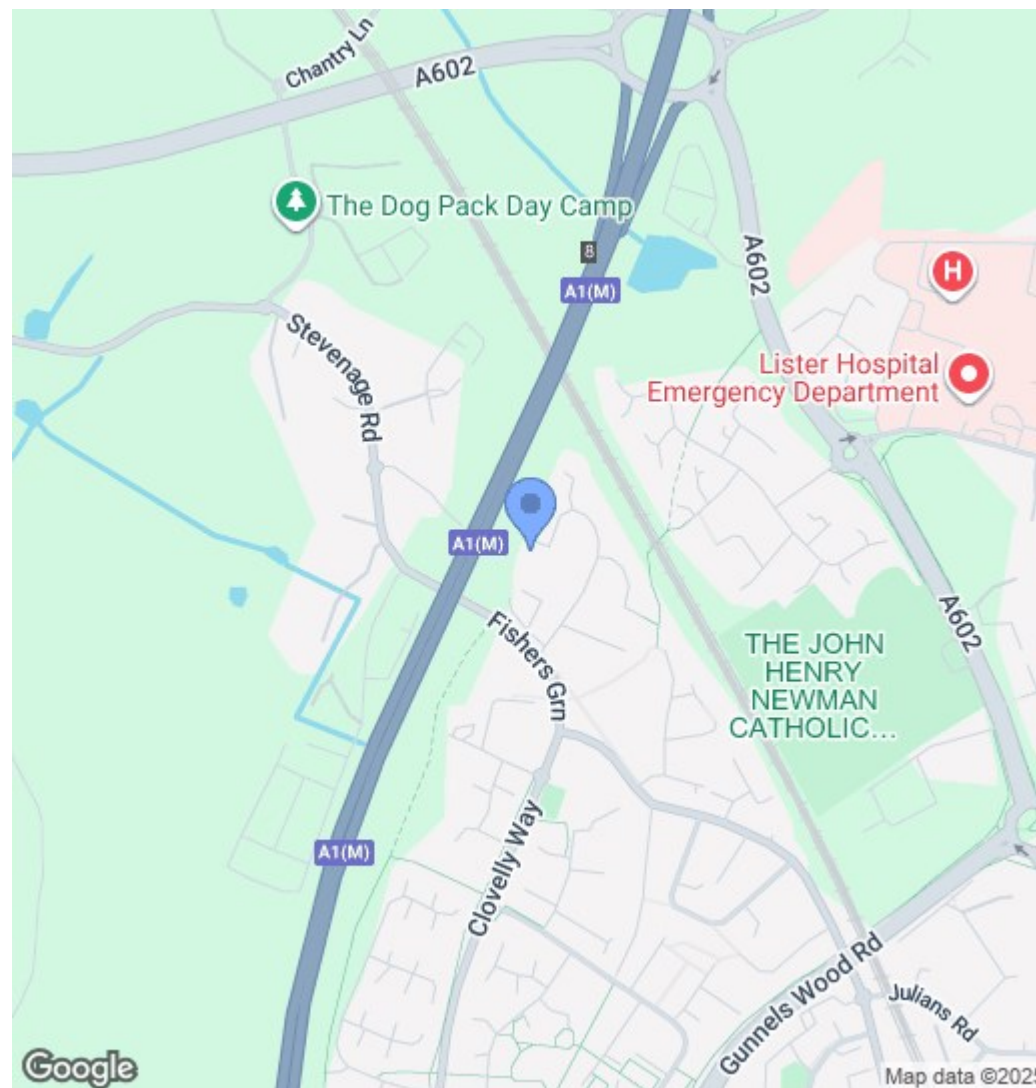
Total area: approx. 172.5 sq. metres (1857.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	75 78

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	



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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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