



Burns Close

Stevenage | SG2 0JN

Agent Hybrid



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**Guide Price £475,000 - £500,000**



Agent Hybrid welcomes to the market, a very well presented, Three Bedroom Semi Detached Home, located in the desirable 'Poets Estate' area of Stevenage. The property falls within the catchment of the highly regarded, Nobel Secondary School. Occupied by the current owners for the past 25 years, improvements have been made throughout. Accommodation briefly comprises of; A PVC front door opening into an Entrance Porch, glazed windows to the front and side. Double internal doors open to a spacious the Entrance Hallway. From here, doors lead to a good sized, bay front Lounge and a Modern, Re-Fitted Kitchen/Breakfast and Family Room, fitted in contemporary cream gloss units, roll top works surfaces and breakfast bar and integral appliances. Furthermore, an opening flows into the addition of a Conservatory, currently being used as a dining area, with double glazing and French doors overlooking and leading out to the rear garden. An internal door opens to a useful Utility area and in turn, the Downstairs WC. Stairs rise to the first-floor landing, where useful storage cupboards have been added. Doors lead to a Modern Family Bathroom, Three Good Sized Bedrooms, of which Bedroom 1 and 3 come with generous fitted wardrobe space. Externally the property benefits from a Private West Facing Rear Garden, with lower-level patio seating area, with steps rising up to the lawn and in turn, a further raised patio seating area. Furthermore, you will find a Large 30'7 x 16'9 L shaped garage to the rear, which in turn could be partially converted to create a home office space. To the front you will find an attractive resin Driveway to accommodate to numerous cars and a further Driveway is in front of the garage to the rear. Viewing comes highly recommended to fully appreciate.

**Entrance Porch 7'2 x 6'1**

**Entrance Hallway 11'1 x 7'0**

**Lounge 12'11 x 11'11**

**Kitchen/Breakfast Room 19'4 x 9'1**

**Conservatory 15'9 x 7'9**

**Utility**

**Downstairs WC**

**Bedroom 1: 12'11 x 11'11**

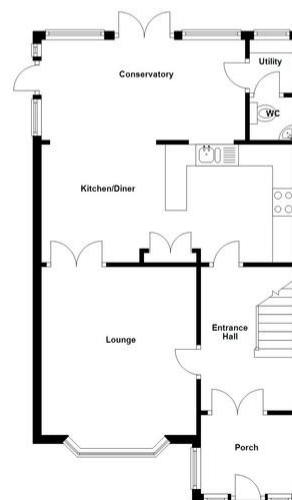
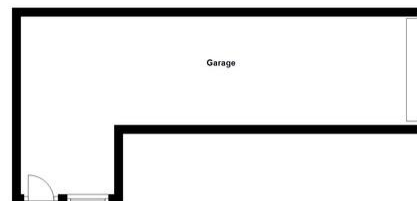
**Bedroom 2: 11'6 x 8'10**

**Bedroom 3: 8'0 x 7'1**

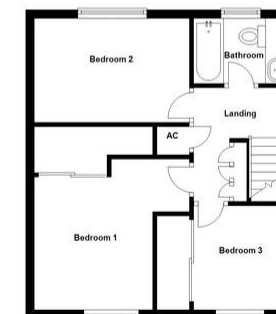
**Family Bathroom 7'6 x 5'7**

**L Shape Garage 30'7 x 16'9  
(max to max)**

**Ground Floor**  
Approx. 917.5 sq. feet



**First Floor**  
Approx. 434.2 sq. feet



Total area: approx. 1351.6 sq. feet

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

## Agent Hybrid

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