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The beautifully simple new way to sell your home



Moors Ley, Walkern

A beautifully presented and spacious family home, that has been extended and fully modernised throughout, situated in a quiet cul-de-sac location, in this sought-after village.

£489,000

01992 87 85 80



Overall Description

This tunnel-linked terrace house has been extended and completely modernised by its current owners to create a spacious, light and contemporary family home that is beautifully appointed throughout. No stone has been left in the improvements which include a brand new bathroom (2024), new double-glazed windows and doors (2019), new boiler, all new flooring downstairs with under-floor heating in three zones, new carpets upstairs, fully landscaped back garden with garden studio/annexe, new driveway and new electrics with chrome points with USB ports. However the biggest transformation is with the addition of a large rear extension to create a superb open-plan kitchen/dining/family room with French doors out into the garden, undoubtedly now the heart of this magnificent home. Upstairs there are three bedrooms, two good-sized doubles, as well as that brand new bathroom. Downstairs there is the entrance hallway with fitted under-stairs utility cupboard, cloakroom, sitting room with open-fireplace and then the open-plan kitchen/dining/family room with feature flame-effect electric fireplace and French doors to the low-maintenance garden. There is ample parking on the brick-paved driveway and a gate leads to a tunnel giving access to the back garden which contains the fully insulated and double-glazed garden studio/annexe, perfect for use as a spill-over bedroom or perhaps a home office.. If you are looking for a large and very modern family home in an excellent village location then viewing is highly recommended. We have an Open House from 11.30am to 12.30am on Saturday 5th October, so please call to book a time slot.

Location

The property is located in the popular village of Walkern, set amongst open Hertfordshire countryside just a couple of miles East of Stevenage, with plenty of footpaths and bridleways close by for keen walkers and cyclists. Walkern is a thriving community with excellent local amenities such as a well regarded primary school, village shop and Post Office, petrol station with garage, pub, sports and community hall and even a tea room. Just a ten minute drive away is the town of Stevenage with its excellent High Street shops, schools at all levels and other facilities. The Old Town is well known for its good selection of pubs and restaurants. Stevenage railway station has regular fast trains to London Kings Cross, and also sits next to the A1, making it perfect for busy commuters who want to escape the rat race.

Accommodation

From the driveway the part-glazed front door leads into the:

Entrance Porch 5'10 x 4'10 (1.78m x 1.47m)

Wood-effect tiled floor. Spotlights.

Cloakroom 5'11 x 2'8 (1.80m x 0.81m)

Frosted window to side. Low-level WC. Wash-hand basin. Wood-effect tiled floor. Vanity unit with wash-hand basin and cupboard beneath. Spotlights.

Entrance Hall 16'3 x 6'5 (4.95m x 1.96m)

Wood-effect tiled floor. Fitted cupboard units for storage and housing gas central-heating boiler and telephone point. Stairs to first floor with glass and oak balustrade. Under-stairs utility cupboard with space and plumbing for washing-machine and tumble-drier. Two under-stairs storage cupboards.

Sitting Room 19'2 x 12'6 (5.84m x 3.81m)

Window to front vaulted bay with Velux. Open fireplace with Venetian plaster chimney stack, polished cast iron surround and slate hearth. Wood-effect tiled floor. TV aerial point.

Open-Plan Kitchen/Dining/Family Room 23' x 18'3 (7.01m x 5.56m)

Window and tri-fold doors to the garden. Roof lantern. Very good range of kitchen units with quartz work-tops and double stainless steel sink. Eye-level Zanussi oven and microwave/oven. Bosch induction hob with Neff extractor above. Fitted fridge. Fitted freezer. Two fitted dishwashers. Porcelain tiled floor. Fireplace with electric flame-effect fire and Venetian plaster chimney (the fire is controlled from an App on your mobile).

First Floor 9'11 x 6'9 (3.02m x 2.06m)

Storage cupboard with wooden slatted shelving. Loft hatch.

Bedroom One 14'2 x 13'2 (4.32m x 4.01m)

Window to front. TV aerial point. Radiator.

Bedroom Two 13'10 x 11' (4.22m x 3.35m)

Window to rear with countryside views. Airing cupboard with Megaflo hot-water tank. Radiator.

Bedroom Three 8'8 x 8'6 (2.64m x 2.59m)

Window to front. Radiator.

Bathroom 8'11 x 5'4 (2.72m x 1.63m)

Frosted window to rear. Newly fitted bathroom suite: panel bath with shower above and glass shower-screen, low-level WC, vanity unit with "His & Hers" wash-hand basins and cupboards beneath. Modern heated towel-rail. Tiled floor and half-tiled walls. Spotlights. Extractor fan.

Outside

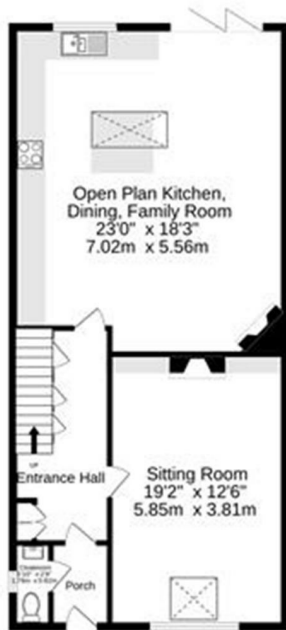
The property has a brick-paved front driveway with ample parking. Outside electric socket and garden tap. A gate leads to a tunnel through to the back garden. This has been stylishly landscaped with large central stone patio, well-stocked flowerbeds, five outside electric sockets and a garden tap. GARDEN STUDIO/ANNEXE: 15'4 x 15'3 fully insulated with two windows and French doors to the front, electric light/power, electric radiator and TV aerial point.

Services and Other Information

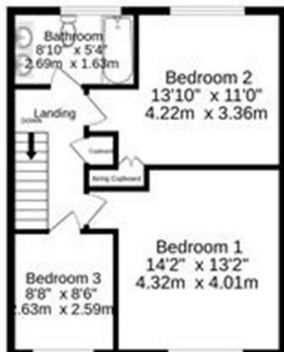
Mains water, drainage, gas and electricity. Gas central-heating (under-floor heating downstairs in three zones with separate thermostats and controls, radiators upstairs. All new double-glazed windows and doors (2019). Chrome electric points with USB ports throughout. Water softener. CCTV front and back. All new fitted kitchen (2019). New Garden Studio (2015).



Ground Floor
1030 sq.ft. (95.7 sq.m.) approx.



1st Floor
463 sq.ft. (43.0 sq.m.) approx.




TOTAL FLOOR AREA : 1493 sq.ft. (138.7 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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		
England & Wales	EU Directive 2002/91/EC	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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