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58 Kimbolton Crescent, Stevenage, SG2 8RJ

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Offers In Excess Of £365,000

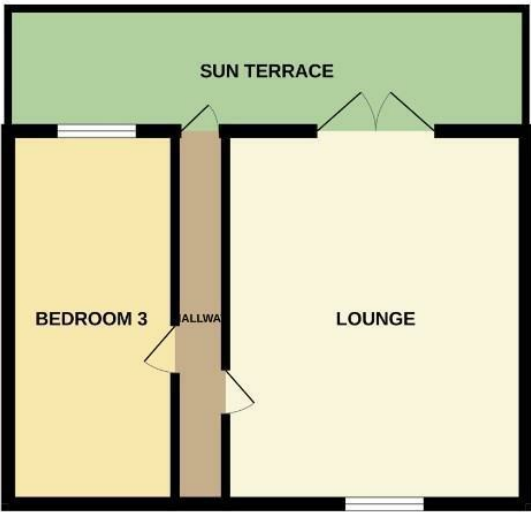
A stunning split level family home which offers a perfect blend of comfort and style. Spanning an impressive 1,098 square feet, this split-level home, built in 1973, is presented in turn-key condition, making it an ideal choice for those seeking a hassle-free move. The thoughtfully designed layout ensures a seamless flow throughout the living areas, enhancing the overall living experience. The three bedrooms are generously sized, offering a peaceful retreat for family members or guests.

One of the standout features of this property is the outside entertaining area, which is perfect for hosting gatherings or enjoying quiet evenings al fresco. The home overlooks a picturesque greensward area, providing a tranquil backdrop and a sense of openness that is often sought after in urban living.

This property is not only well-planned but also benefits from its proximity to local amenities, schools, and transport links, making it a convenient choice for families and professionals alike. With its appealing features and prime location, this home is a wonderful opportunity for anyone looking to settle in a vibrant community.

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LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



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                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

Utility Room

9'0" x 5'7"  
Tiled floor, storage cupboards, space for tumble dryer, door to hallway.

Hallway

Doors to kitchen and cloakroom. Stairs to lower ground floor and first floor.

Kitchen/Breakfast Room

14'1" x 12'7"  
Beautifully fitted with modern high glass Wicks fitted wall and base units with complimentary work surfaces, incorporating a ceramic one and a half bowl sink unit, built in induction hob with extractor over, neff hide and slide oven, combi microwave, warming drawer, dishwasher and washing machine, newly fitted combi boiler, inset ceiling spotlights, built in fridge, laminate flooring with underfloor heating.

Cloakroom

Fully tiled walls and flooring, wash basin, w/c, built in display mirror and wall unit.

Lounge

15'7" x 11'11"  
Patio doors to rear, wood flooring, floor to ceiling radiator,.

Bedroom Three

15'6" x 6'11"  
Currently being used as a study with built in units and worktops, window to rear, radiator.

First Floor Landing

Storage cupboard, window to side, loft space.

Bedroom One

11'5" x 9'0"  
Window to rear, radiator, laminate flooring, opening to dressing area.

Dressing Area

7'0" x 3'10"  
Built in cupboards and hanging space.

Bedroom Two

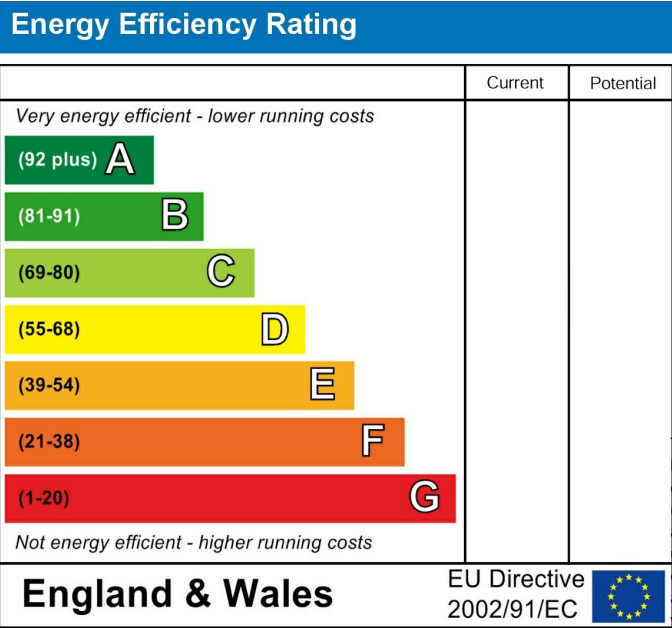
13'2" 9'6"  
Window to rear, laminate flooring, built in cupboards and hanging space.

Bathroom

Fully tiled walls, modern white suite comprising of a panelled bath with shower over. vanity wash basin, w/c,

Outside

The property is approached via a gated access, with patio front garden with with two storage sheds. The rear garden is laid mainly to patio, with an entertaining area comprising of built pagoda with waterproof blinds, electric heating, built in fridge/freezer, summer house, gated rear access leading out to an attractive greensward area.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iVEstates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of iVEstates estate agents.

