

North Road Stevenage SG1 4AT.  
Asking Price £895,000

**H&M**  
executive and country homes



North Road, Stevenage, SG1 4AT.

Council Tax Band: G

Situated just off the Bowling Green area of Stevenage Old Town is this impressive individual detached property which was originally designed for the former chief engineer Eric Charles Caxton who was involved in the creation of the Stevenage new town with Stevenage Development Corporation.

This family home which is approximately 2500 square ft offers versatile accommodation including but not limited to, three/four double bedrooms, two bathrooms, sunroom, kitchen/breakfast room which is approximately 28ft long and a double garage which is nearly 400 square foot. The property could also accommodate an 'Annexe' subject to planning permission.

Outside of the property offers a driveway which can comfortably cater for upto 6 vehicles along with a rear garden benefitting from various fruit trees, mature shrubs, hedgerow borders, along with a 'secret garden!' The characterful Old Town is within walking distance and has an array of restaurants, bars, pubs and independently owned shops and offers easy access to the AIM and Stevenage mainline train station with its fast link into

### **Entrance Hall**

6'9 x 3'9 (2.06m x 1.14m)

Accessed via a timber and glazed front door with a built in cloaks cupboard offering further storage above. Wall mounted radiator, coving to the ceiling, tiled flooring and a door opening out into the family lounge.

### **Family Lounge**

18'7 x 17'11 (5.66m x 5.46m)

Dual rear aspect double glazed windows overlooking the rear garden and separate glazed doors leading into the conservatory. Hardwood flooring which leads into the dining room, three wall mounted double radiators, spacious understairs storage cupboard with light, coving to the ceiling, dog leg staircase leading to the first floor, separate doors leading into both the dining room and kitchen/breakfast room.

### **Dining Room/Bedroom Four**

17'3 x 14'0 (5.26m x 4.27m)

Rear and side aspect double glazed windows, coving to the ceiling, hardwood flooring, two wall mounted double radiators, door to study.

### **Study**

6'9 x 5'11 (2.06m x 1.80m)

Double glazed window to the front aspect, coving to the ceiling, wall mounted radiator, feature wall inset letter box.

### **Kitchen/Breakfast Room**

28'0 x 10'8 (8.53m x 3.25m)

Fitted with a range of base units along with glazed wall and ceiling mounted units, spacious work top areas which also house a 'Smeg' five burner gas hob and double gas oven. plumbed for a dishwasher, space for a fridge freezer, walk in pantry cupboard with a rear aspect and tiled floor. Inset spotlights, hardwood flooring, double glazed windows to the front aspect, access into the breakfast room and a door leading into the utility room.

### **Breakfast Room**

Double doors leading into the conservatory, hardwood flooring, inset spotlights, double radiator, access into the kitchen, separate doors leading into the family lounge and master bedroom.

### **Utility Room**

18'0 x 8'11 (5.49m x 2.72m)

Double glazed window to the front aspect and glazed rear door to the garden. Wall mounted 'Worcester' boiler, plumbed for a washing machine, space for a tumble dryer and fridge freezer. Butler sink with drainer, double radiator, eaves loft hatch with extendable ladder, door to the downstairs WC and courtesy door to the double garage.

### **Sunroom**

24'5 x 8'5 (7.44m x 2.57m)

Made of a double glazed floor to ceiling construction with top opening

Windows, inset spotlights, wooden

flooring, french doors to the rear garden and double doors leading into the family lounge and also separate double doors leading into the kitchen/breakfast room.

### **Cloakroom/WC**

6'2 x 3'9 (1.88m x 1.14m)

Accessed off the utility room and consisting of a double glazed opaque window to the rear aspect, low level WC, pedestal wash hand basin, tiled flooring.

### **Master Bedroom**

14'4 x 12'9 (4.37m x 3.89m)

Dual double glazed windows to the rear aspect, hardwood flooring, built in wardrobes, coving to the ceiling and a wall mounted double radiator. Door in to the Ensuite.

### **Ensuite Bathroom**

9'4 x 6'2 (2.84m x 1.88m)

Double glazed opaque window to the rear aspect, freestanding roll edged bath with floor standing mixer taps and shower handset over. Walk in 'Matki' corner shower cubicle with hinged glass door and wall inset thermostatically controlled taps, pedestal wash hand basin, low level WC, contemporary styled white and grey tiled splashbacks, gloss black tiled flooring, wall mounted heated towel rail, inset spotlights.

### **Galleried Landing**

10'9 x 3'1 (3.28m x 0.94m)

Accessed via a dog leg staircase, double glazed window to the front aspect, loft hatch with extendable access ladder, built in linen cupboard, doors to all of the rooms.

### **Bedroom Two**

14'9 x 12'6 (4.50m x 3.81m)

Double glazed window to the front aspect, wall mounted double radiator, built in cupboard and walk in access to the eaves storage area.

### **Bedroom Three**

12'11 x 11'2 (3.94m x 3.40m)

Dual double glazed windows to the rear aspect, built in storage cupboard with an automatic light, wall mounted radiator, coving to the ceiling.

### **Family Bathroom**

6'4 x 5'7 (1.93m x 1.70m)

Double glazed opaque window to the rear aspect, panel enclosed bath with mixer taps and a shower attachment, pedestal wash hand basin, wall mounted radiator/heated towel rail, tiled splashbacks.

### **Separate WC**

4'2 x 2'10 (1.27m x 0.86m)

Double glazed window to the side aspect, low level WC, vanity wash hand basin.

### **Frontage**

A spacious shingled driveway which gives access for upto 6 vehicles and leads to a double garage. There are lawned areas which in turn have mature trees along with inset flowerbeds housing additional mature shrubs and enclosed by hedgerow. Separate gates lead into both sides of the rear garden.

### **Rear Garden**

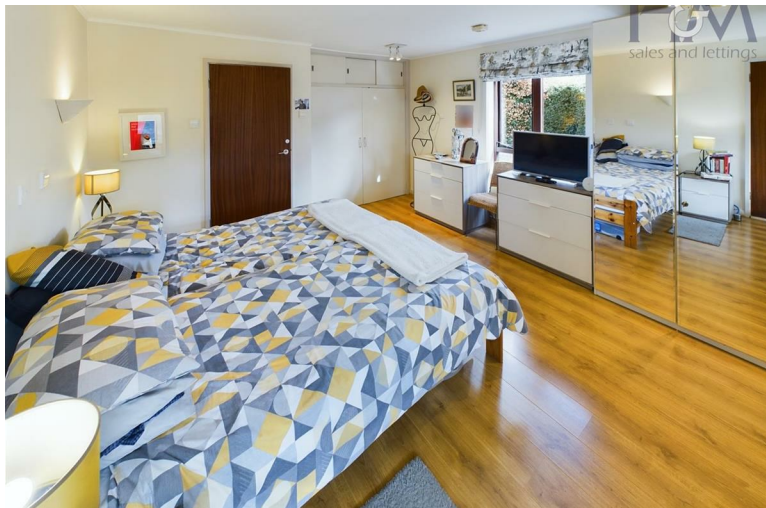
A mature rear garden which is laid to lawn and bordered by flowerbeds and mature hedgerows. There is an inset pebbled area currently housing a timber edged sandpit and a paved path that leads around a shingled area along with a selection of Apple and Pear fruit trees. Side gates lead out onto the driveway and frontage. An additional paved path leads around the conservatory into a 'secret garden'!

### **Secret Garden**

A raised paved patio with shingle surround and borders along with a path leading to an additional side gate. There is hedgerow and timber fenced borders and a secret gate to the rear along with an outside light and tap.

### **Double Garage**

A generous sized double garage with ample eaves storage, power and light and a courtesy door to the rear garden.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

2525.8 ft<sup>2</sup>  
234.65 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

