

# HUNTERS<sup>®</sup>

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## 2 The Grange

Stevenage, SG1 3WA

Guide Price £485,000



Council Tax: F



An opportunity to purchase this rarely available Grade II listed home, which forms part of a stunning courtyard conversion, located within the heart of the historic Old Town opposite the beautiful Bowling Green.

This period home offers a wealth of character, with well planned accommodation over three floors. The current owners have recently refitted the kitchen and redecorated to include new flooring.

Accommodation briefly comprises of an inviting reception hallway, downstairs cloakroom, beautifully fitted classic kitchen, dining/family room, bright and spacious dual aspect sitting room, master bedroom with en-suite shower room, further double bedroom and good size family bathroom. Viewing is essential to appreciate the uniqueness and flexibility of this delightful home has to offer,



## Ground Floor

### Reception Hallway

12'9" x 7'11" (3.9 x 2.42)

An inviting reception hallway with picture rails and cornicing, tiled effect flooring, stairs leading to the first floor, understairs cupboard, sash window to front, radiator.

### Cloakroom

Low level wc, wash hand basin, contrasting tiled splashbacks, wood effect flooring, radiator, extractor fan.

### Fitted Kitchen

14'3" x 10'11" (4.36 x 3.35)

A stunning dual aspect kitchen, with sash windows to the front and side. Beautifully fitted with a range of Shaker style dove grey wall and base units, wood effect work surfaces, with stainless steel sink unit with mixer tap,. Integrated appliances include a dishwasher, oven and microwave, four ring gas hob with extractor over, fridge/freezer and wine cooler, under unit and downlighters, cupboard housing a newly fitted combi gas boiler, wood effect flooring.

### Reception Room

14'3" x 10'11" (4.36 x 3.35)

A stylish multi functional room, currently used as a formal dining room, with oak flooring, sash window to front, picture rails and coving, radiator, two ornate ceiling roses, feature fireplace with attractive cast iron grate and slate hearth with built in living flame gas fire.

### First Floor Landing

A spacious landing currently used as a study area,

with attractive arched window to the rear, stairs leading to the second floor, radiator, exposed ceiling timber.

### Reception/Bedroom Three

14'3" x 10'11" (4.36 x 3.35)

Again, another multi functional room, currently used as a sitting room, with dual aspect sash windows to the front and side,. Beautiful feature fireplace with slate hearth and detailed grate with built in living flame fire, picture rails, radiator, tv and telephone point.

### Master Bedroom

11'5" x 11'1" (3.49 x 3.38)

Exposed ceiling timbers, sash window to front, radiator.

### En-Suite Shower Room

11'5" x 11'1" (3.48 x 3.38)

Modern three piece white suite comprising of a vanity wash hand basin with oak stand and mixer taps, low level w/c, double walk in shower cubicle, chrome towel rail, natural stone wall and floor tiles, ceiling spotlights, shaver point, extractor fan, exposed ceiling timber.

### Second Floor

Velux style window to front.

### Bedroom Two

11'5" x 11'0" (3.5 x 3.37)

Exposed ceiling timbers, radiator, window to front, ceiling spot lights.



## Family Bathroom

11'1" x 5'9" (3.38 x 1.77)

A good selection of built in wardrobes/cupboards to one wall. A beautiful three piece white suite comprising of a wash hand basin, low level w/c, and tiled panelled bath with antique style mixer taps and shower attachment. White tiled splashbacks with complimentary border tile. Space and plumbing for washing machine, heated towel rail, sash window to side, tiled effect flooring.

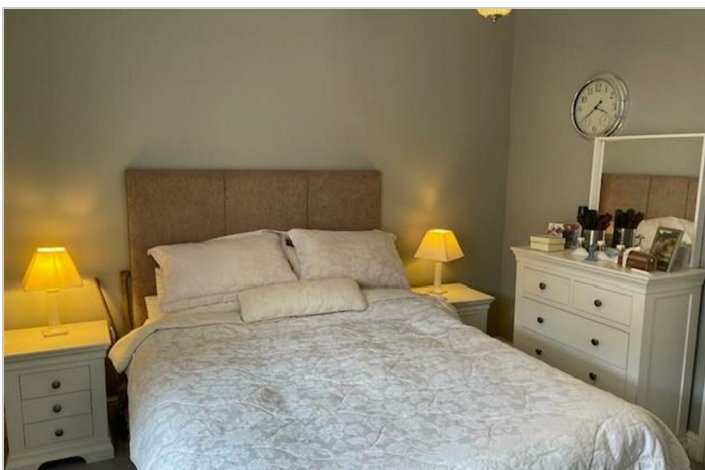
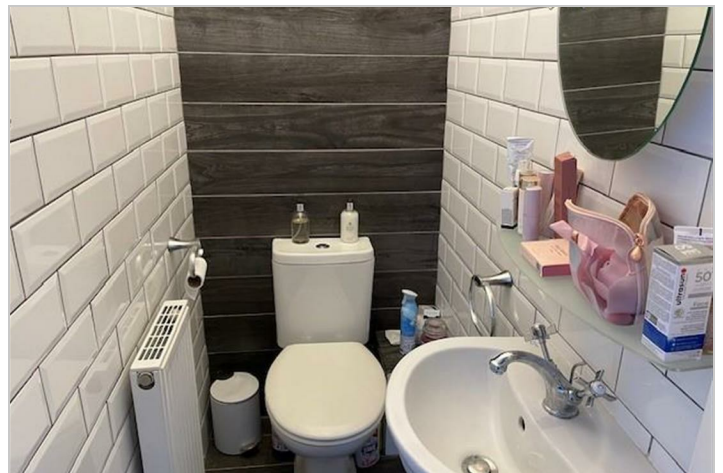
## Outside

The property is located just off the historic high street and bowling green, leading into an attractive courtyard setting. Situated to the side of the property is an enclosed private courtyard garden with wrought iron railings and limestone paved terracing. To the front there is an attractive communal garden with seating area, furthermore is the benefit large private lawns.

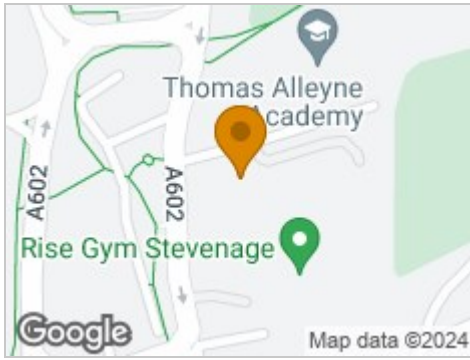
Allocated parking space is provided in the residents parking area. Also benefitting from a single garage close to the property which has power and light connected. The garage is leasehold with a 125 year lease from 1999, which has 103 years remaining, with a maintenance charge of £150 pa and ground rent of £25pa.

## Management Charges

Seagar House is Freehold, but please note there is a management charge for the upkeep of this delightful development currently at £600pa plus 6.6% of additional communal costs.



## Road Map



## Hybrid Map



## Terrain Map



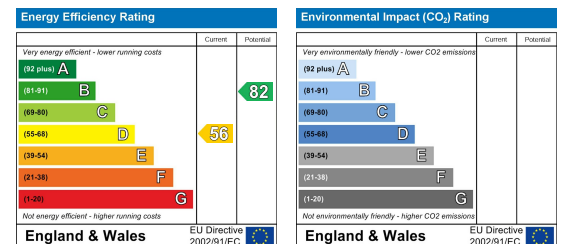
## Floor Plan



## Viewing

Please contact our Hunters Stevenage Office on 01438 313393 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters 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 Hunters estate agents.