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2 The Close, Rectory Lane, Stevenage, SG1 4BU

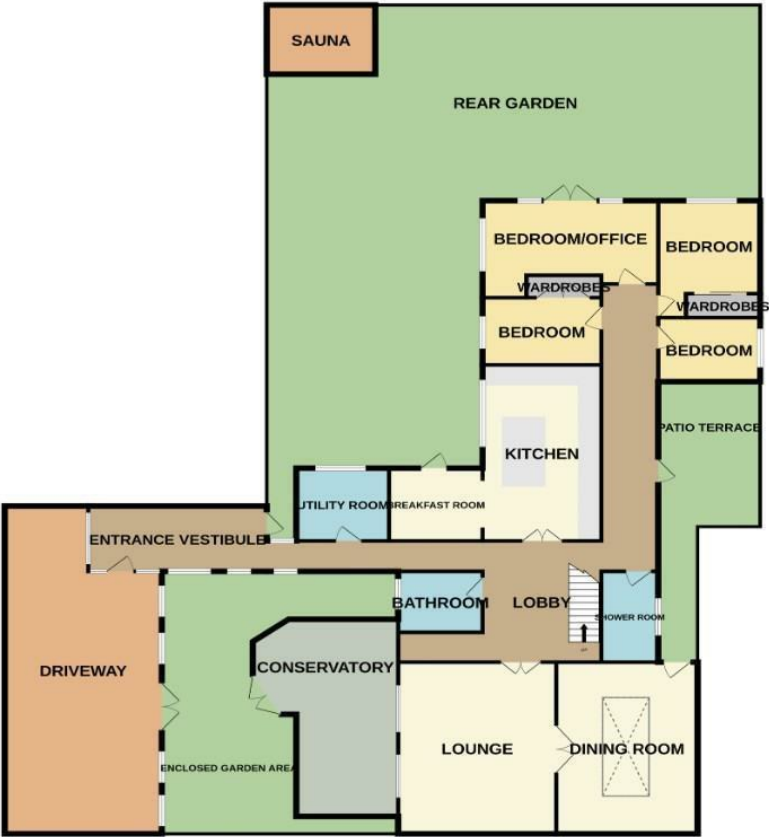
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Guide Price £1,100,000

A Sizeable Six Bedroom Detached Home in a Private Cul-de-Sac Set Along the Prestigious Location of Rectory Lane - EPC Rating C - Rarely Available, Just shy of 2,500sqft, Substantial Accommodation and Versatile Room Setup Ideal for a Large Family or to use Annexe Support for Elderly Parents, A Truly Individual Home with Superb Finishings Throughout.

Stevenage Sales 53 High Street, Stevenage, Hertfordshire SG1 3AQ | 01438 313 393
stevenage@iwestates.com | www.hunters.com

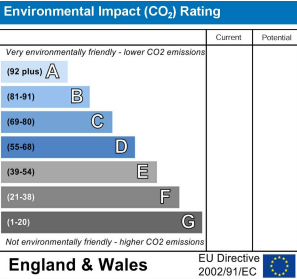
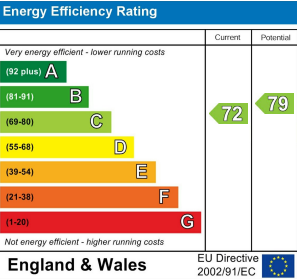
GROUND FLOOR



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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Entrance Vestibule

17'0" x 6'1"
A spacious hall with a powder coated aluminium double glazed door with frosted panels. Triple aspect with double glazed windows to the front and side aspects and double glazed door leading out to the rear garden. Deep coir matting on entry with solid oak flooring and high skirting. LED lighting. Open to:

Inner Hall

The inner hall extends to the four ground floor bedrooms with access via a double glazed door to the side court yard, and then in the opposite direction towards the conservatory. Solid oak flooring and skirting. LED lighting. Solid wood refitted staircase with glass panels leads to the first floor.

Lounge

19'0" x 13'10"
A dual aspect room with two double glazed windows to the front aspect and bi-folding doors leading into the dining room. Two radiators.

Dining Room

18'3" x 11'6"
A versatile room with a feature UPVC double glazed glass orangery roof (self cleaning) with remote electric windows. Solid wood flooring. LED lighting. UPVC double glazed door to the garden. Radiator.

Conservatory

24'5" x 13'8"
A shaped conservatory of UPVC double glazed construction with windows to the rear aspect and French doors leading out to the front enclosed garden.

Kitchen

18'5" x 11'0"
An excellent refitted kitchen fitted in an extensive range of white base and eye level units with Quartz work surfaces over. Centre island with cupboards to match. Inset sink unit. Built in five ring gas hob with touch screen extractor fan above. Two built in ovens & Grills. Space for a Manhattan style fridge/freezer. Space and plumbing for a dishwasher. Double glazed windows to the side aspect. LED lighting. Double oak doors to the hall. Open to:

Breakfast Room

8'0" x 8'10"
UPVC double glazed door to the rear garden. Radiator. LED lighting.

Utility Room

8'10" x 7'10"
Double glazed window to the rear aspect. Single drainer sink unit with mixer tap. Cupboards to match the kitchen.

Bathroom

7'3" x 6'0"
Suite comprises low level w/c, sink unit with mixer tap and panelled bath. Ceramic tiled throughout. Frosted UPVC double glazed window to the front aspect.

Shower Room

11'1" x 5'3"
White suite comprises low level w/c, pedestal wash hand basin and bath with centre mixer tap and double walk in shower cubicle. Full ceramic tiling. Frosted UPVC double glazed window to the side aspect.

Bedroom Three/Office

14'4" x 8'10"
A lovely room, dual aspect with UPVC double glazed window to the side aspect and double glazed French doors leading out to the rear garden. Radiator. Recessed area for a wardrobe. LED lighting.

Bedroom Four

13'10" x 10'9"
Two UPVC double glazed windows to the rear aspect. Radiator. Built in double wardrobe with sliding doors. Radiator. LED lighting.

Bedroom Five

11'1" x 8'6"
Double glazed window to the side aspect. Two built in double wardrobes with fitted cupboards above. Radiator.

Bedroom Six

10'10" x 8'0"
UPVC double glazed window to the courtyard side of the property. Radiator.

First Floor

Landing

Double glazed Velux window to the side aspect. Cupboard houses the boiler. Further inner hall leads to bedroom two/walk in dressing room.

Master Bedroom

13'8" x 12'7"
Double glazed window to the front aspect. Radiator. Walk in wardrobe. Door to:

En Suite

6'5" x 12'8"
increasing to 20'4
A superb en suite comprising low level wc, his 'n' hers sink units and a double width Jacuzzi bath with jets and mixer tap. Two velux windows to the side aspect. LED lighting. Ceramic tiling. Radiator.

Bedroom Two/Walk in Dressing Room

15'0" x 11'7"
Fitted in an extensive range of bespoke handmade bedroom furniture. Radiator. Double glazed Velux window. Two eaves storage cupboards.

Outside

Front

Block paved driveway allowing for ample off road parking. EV charging point. There are double gates leading to an enclosed garden area presently used as a children's play area.

Rear Garden

A well maintained garden. Laid to lawn in the main with a variety of established shrubs and plants. Generous barbeque terrace. Decked patio area. Detached Sauna.

There is a further enclosed side patio terrace accessed via a personal door from the inner hallway.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	72	79
These particulars are intended to give a fair and reliable description of the property but we assume no responsibility for any inaccuracy or error and 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 or 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 home, Hunters will 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. EU Directive 2002/91/EC England & Wales		









