

10 Rooks Nest Cottages Weston Road, Stevenage,  
Hertfordshire, SG1 4DE



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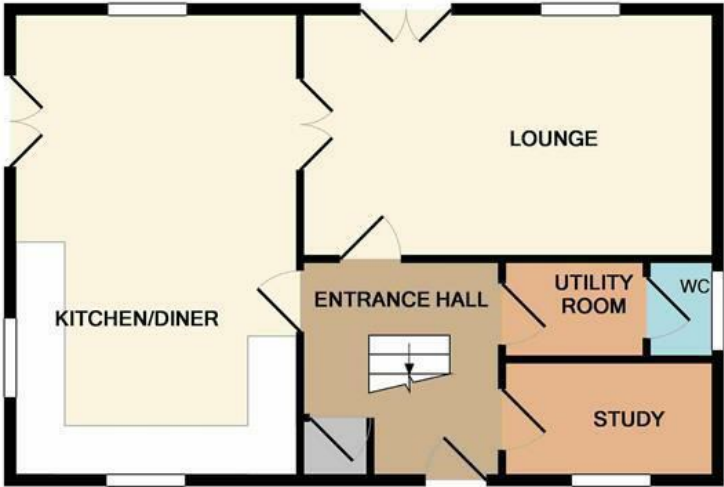
# 10 Rooks Nest Cottages Weston Road, Stevenage, Hertfordshire, SG1 4DE

Guide Price £625,000

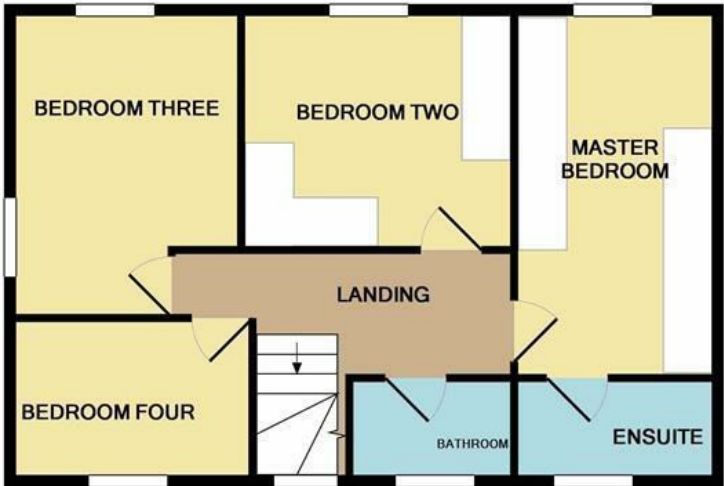
A Beautiful Four Bedroom Detached Family Home with Ample Off Road Parking - Situated In A Sought After PRIVATE Location Within The OLD TOWN catchment area of Stevenage. Weston Road Is Located Within A CONSERVATION AREA, Close Proximity To The High Street & MAINLINE Train Station Perfect for the LONDON COMMUTE. Views Overlooking Playing Fields To The Rear Aspect.

- A Feeling Of Light and Space Throughout
- Great Kitchen/Dining Room With Doors To Side
- Seperate Utility Room With Ground Floor Cloakroom/WC
- Good Size Lounge
- 4 Bedrooms
- Master Bedroom With En Suite
- Under Floor Heating To The Ground Floor Level And Radiators To First Floor
- Gardens Surround
- Driveway Allowing Ample Off Road Parking
- Rare Location Situated In A Conservation Area



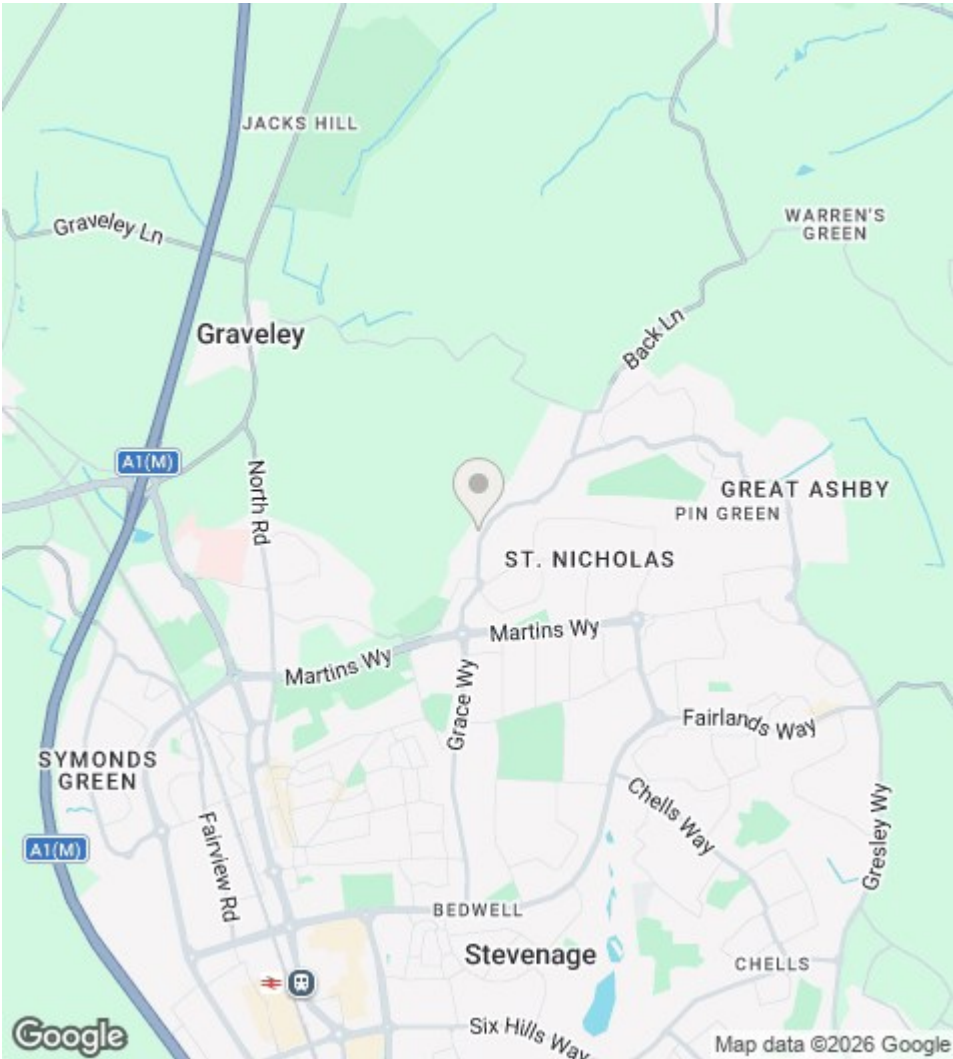


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 |
| 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 |         |           |
|                                             | 79      | 82        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 | 84      | 94        |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



## LOCATION

Stevenage is a modern, functional New Town in Central Hertfordshire. However, THE TOWN'S BEST KEPT SECRET IS THE HISTORIC CHARMING OLD TOWN, recently listed in The Times as one of the County's "Unsung Hero Locations". Excellent value for money, the convenience of a short walk to a mainline railway station with just a 23-minute train journey to London Kings Cross and the ambience of a pretty coffee shop High Street - quite separate and different from the new town, but close enough to benefit from its excellent choice of facilities.

## ENTRANCE HALL

Solid wood front door leads into hallway. Stairs rise to first floor. Under stairs storage cupboard housing under floor heating controls. Cupboard housing fusebox. Under flooring heating.

## UTILITY ROOM

Plumbing for washing machine. Space for tumble dryer. Cupboard housing hot water cylinder.

## DOWNSTAIRS WC

Double glazed window to side aspect. Low level w/c. Wash hand basin. Spotlights. Ceramic tiled throughout.

## STUDY

9'7" x 5'0"

Double glazed window to front aspect. Under floor heating with solid oak flooring. Wall mounted and base units with work surfaces over.

## LOUNGE

19'10" x 12'0"

French doors to side aspect and window. Solid oak flooring with under floor heating.

## KITCHEN/DINER

18'9" x 10'3"

Triple aspect double glazed windows with French doors leading to patio area. Solid oak flooring with under floor heating. Granite work surfaces with base units under. Oven and grill with microwave. Integrated fridge, freezer and dishwasher. Sink unit inset into work surface. Gas hob with extractor hood over. Wall mounted gas boiler enclosed by cupboard. Dining space. French doors to lounge.

## FIRST FLOOR

## LANDING

Double glazed window over stairway. Radiator.

## BEDROOM ONE

16'6" x 10'2"

Double glazed window to rear aspect. Radiator. Ample fitted storage cupboards.

## EN-SUITE

Walk in power shower. Wash hand basin. Low level w/c. Frosted window to front aspect. Tiled throughout.

## BEDROOM TWO

11'7" x 9'10"

Double glazed window to rear aspect. Radiator. Ample fitted wardrobes and storage units.

## BEDROOM THREE

12'10" x 9'3"

Dual aspect. Double glazed windows to front and rear aspect. Radiator.

## BEDROOM FOUR

9'10" x 6'8"

Double glazed window to front aspect. Radiator.

## BATHROOM

Double glazed frosted window to front aspect. Low level w/c. Wash hand basin. Heated towel rail. Panelled bath with shower attachment over. Ceramic tiled throughout. Spotlights.

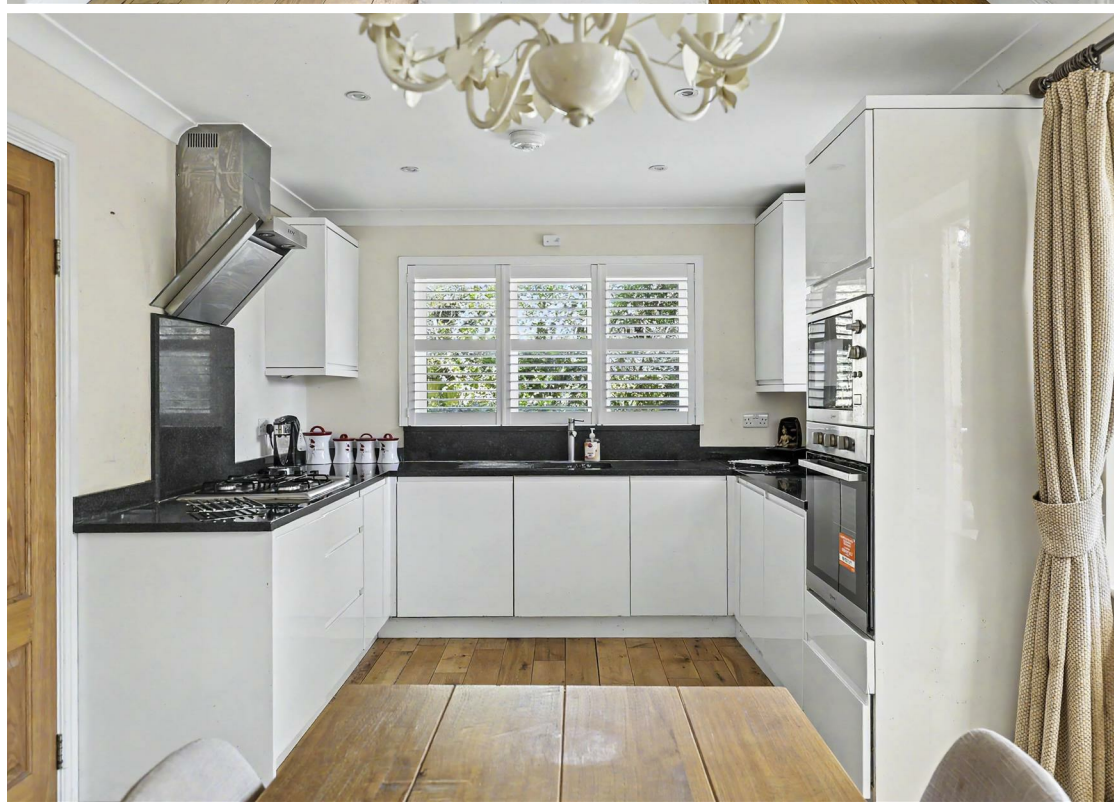
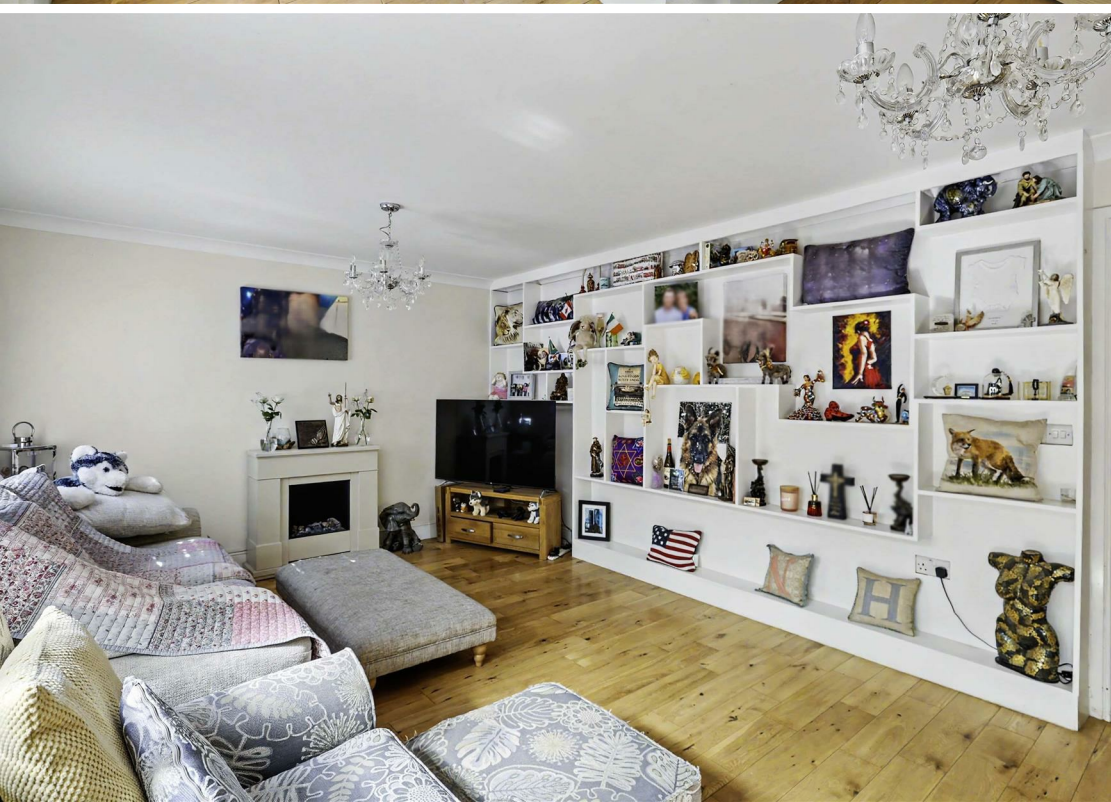
## OUTSIDE

## FRONT GARDEN

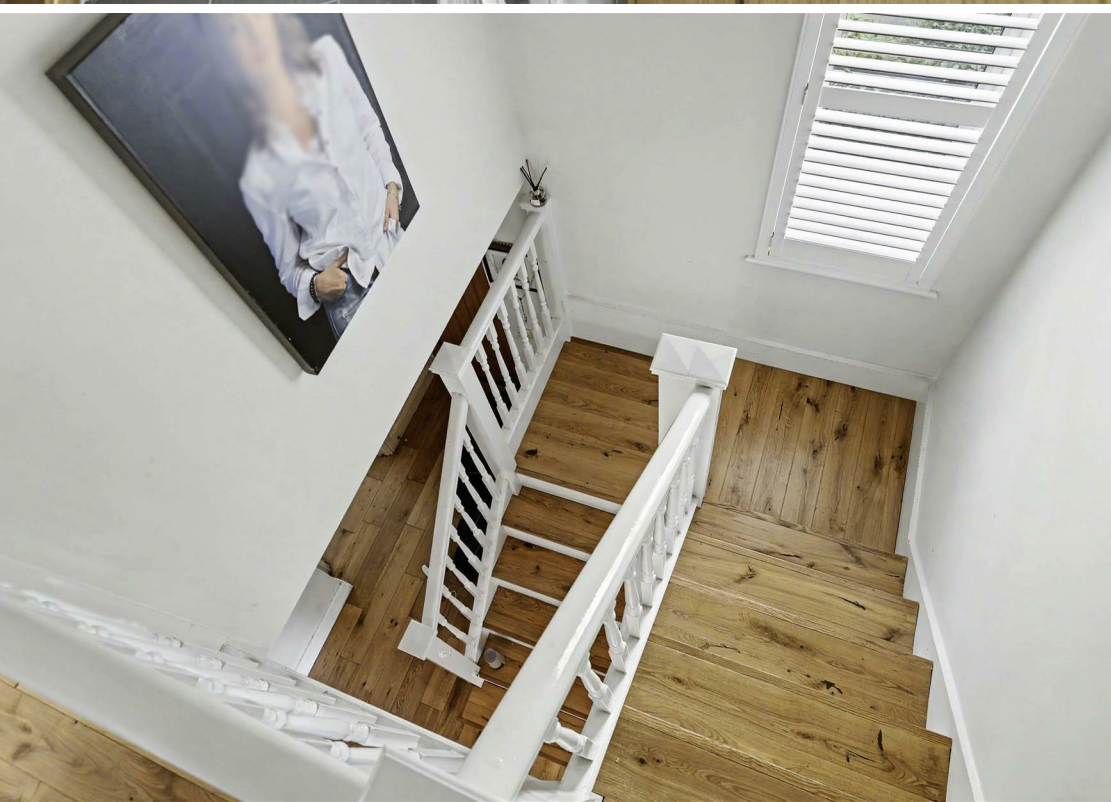
Boundary fence with gate and mature shrubs. Driveway allowing for off road parking for multiple vehicles.

## REAR GARDEN

Well established rear garden. Footpath to gated access. Steps leading up to lawn area. Storage shed. Private setting sunken paved patio area. Water tap and Electric power point.













View to front aspect