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Boxfield Green, Stevenage, Herts, SG2 7DR

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Offers In Excess Of £475,000

CHAIN FREE A fantastic opportunity to own this lovely detached family residence offering very flexible accommodation on the very popular Chells Manor area in Stevenage. The property comprises; a lounge, a superbly kitchen/breakfast room that then leads you in to a dining area that overlooks the rear garden. Also on the ground floor is a complete annexe offering two further rooms plus bathroom and utility room. On the first floor are three further bedrooms (en suite WC off the master bedroom) plus there is a small staircase off of bedroom two that takes you up to a loft room. There is also a large summerhouse in the garden. This is a property that really should be viewed to be appreciated.

- Beautiful Detached Family Residence
- Annexe which includes Two Reception Rooms, Utility Room & Bathroom
- Master Bedroom includes En-suite WC
- 14ft Summer House in the Rear Garden
- Easy to Maintain Rear Garden & Driveway to Front
- Fantastic Kitchen/Dining Room
- Three First Floor Bedrooms
- Loft Room off of Bedroom Two
- Flexible Accommodation to Suit a Range of Circumstances
- CHAIN FREE

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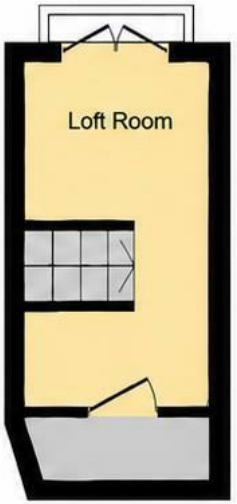




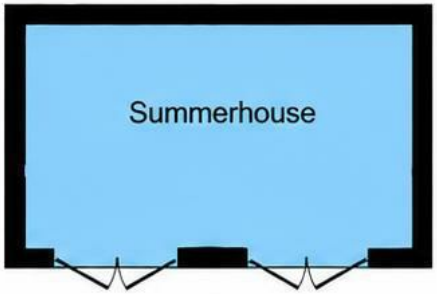
Ground Floor



First Floor



Second Floor



Outbuilding



Entrance
The entrance has double glazed UPVC window to side aspect and is accessed via a double glazed door into the porch area which provides access to the main living room and access into a large store room which accesses the ground floor bedroom.

Store Room
8'2" x 4'8"
The Store is a great space for coats and shoes and gives access into the ground floor bedroom. This space could work well as a walk-in wardrobe if this was used as an annex area.

Lounge
14'11" x 10'10"
The lounge is a great light and airy living space with ample space for furniture, there is a double window to the front aspect, double panelled radiator, stairs ascending to the first floor accommodation and a doorway into the kitchen area.

Kitchen/Dining Room
19'7" x 15'11'
The kitchen area has Livyn luxury vinyl tile flooring throughout and comprises; a matching range of white gloss wall and base units with walnut work surfaces and tiled splash backs, inset stainless steel butler sink with drainer unit and mixer tap, separate rinsing sink with flexible mixer tap, space for electric range cooker with five ring gas hob with stainless steel splash backs and extractor hood above, integrated microwave, integrated wine chiller, two separate integrated fridge/freezers, open larder area with a double glazed UPVC door to the side leading to the rear garden, double panelled radiator, walnut window sill with double glazed UPVC window to rear aspect, walnut top breakfast bar area, with a large square opening into the dining area.

The dining area has Livyn luxury vinyl tile flooring, the walnut top breakfast bar with floor level walnut plinth spotlighting and base level units with walnut tops and tiled splash backs, double panelled radiator, two double glazed UPVC windows to rear aspect and a double glazed UPVC French doors into the rear garden decked area an ideal space to enjoy some alfresco dining and or family BBQ's. A door leads into the snug/study/office.

Bedroom/Snug/Study/Office
8'11" x 7'8"
This is a versatile space which could be used as a play room/ snug/ bedroom/ study and currently used as an office. Wooden flooring, double panelled radiator, double panelled radiator, double glazed UPVC window to rear aspect, TV point, access via a door into the kitchen/dining room.

Utility Room/Kitchen
7'8" x 5'10"
This is a great space as a utility room, however if you are using this area as an annex this would be ideal as a kitchenette. The area comprises; ceramic tiled flooring, a matching range of wall and base units, space for a cooker, space for an under counter fridge/freezer, space for a washing machine, space for a stainless steel extractor hood, partially tiled splashbacks, stainless steel sink unit and mixer tap, double panelled radiator, door into downstairs bathroom.

Downstairs Bathroom
7'7" x 6'11"
The downstairs bathroom has a ceramic tiled floor and comprises; a bath with shower attachment, partially tiled walls, wash hand basin with vanity unit, a low level flush WC, ceiling spotlights, chrome heated towel rail, and access via a door into the downstairs bedroom.

Playroom/Snug
10'10" x 7'9"
This downstairs space is currently used as a bedroom, however it could be a snug or play room it has a double panelled radiator and access through a door into the store room which could be used as a walk-in wardrobe.

Landing
The landing has a double glazed UPVC window to side aspect, a double panelled radiator, and access to three bedroom and the shower room.

Bedroom One
12'0" x 10'5"
The master bedroom is a good sized double room with a double glazed UPVC window to front aspect,, double panelled radiator, door into the WC.

Ensuite WC
The WC has a ceramic tiled flooring, low level flush WC, wash hand basin, ceiling spotlights, and tiled splash backs.

Shower Room
The shower room has ceramic tiled flooring, fully tiled shower cubicle with power shower, a low level flush WC, wash hand basin with vanity unit, partially tiled walls, ceiling spotlights, chrome heated towel rail, and an obscured double glazed UPVC window to rear aspect.

Bedroom Two
12'3" x 8'1"
The second bedroom is a good sized bedroom with a double glazed UPVC window to rear aspect, a double panelled radiator, and stairs ascending up to the partial loft conversion.

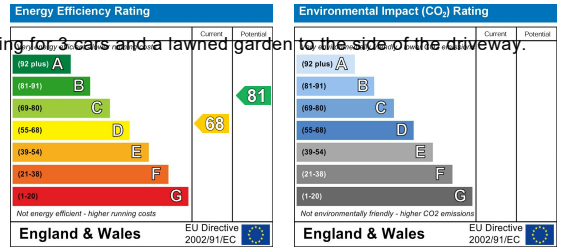
Loft Room
12'7" x 6'10" (restricted head room)
Currently used as storage but could be a wardrobe or even be adapted to house a children's play area. A door into further storage space to full loft housing the combi boiler. (RESTRICTED HEAD ROOM)

Bedroom Three
7'9" x 6'1"
The third bedroom has a double glazed UPVC window to front aspect, and a double panelled radiator.

Garden
The rear garden is a lovely size and is fully enclosed via fence to all sides with a gate to the side for access. The garden is mainly low maintenance with a large decked seating area leading round to the side of the property, and steps leading up to large level paved garden ideal for entertaining with further seating area to the rear, flower and shrub borders, and a large summer house ideal as a games room/ office or storage.

Summerhouse
14'2" x 8'2"
The summerhouse has wooden flooring, power and lighting, ideal for a Jacuzzi Room or outside Study/Office/Games Room.

Driveway
The property benefits from a driveway to the front with parking for 3 cars and a lawned garden to the side of the driveway.



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, 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.




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