



14 Rookery Close, Walkern

Stevenage

CHANDLERS

Guide Price £625,000

14 Rookery Close

Walkern, Stevenage

Occupying a tucked-away position within an attractive courtyard setting, this distinctive three-bedroom family home offers an excellent combination of character, space and a peaceful semi-rural environment. Designed in the style of a traditional barn conversion and built by Leach Homes, the property has been thoughtfully arranged to provide a comfortable modern home whilst retaining plenty of period charm. One of the particular highlights is the established rear garden, which enjoys a good degree of seclusion and a lovely outlook towards an orchard and open paddock beyond.

Inside, the accommodation is both versatile and generously proportioned. The entrance hall provides a welcoming introduction, leading into a spacious sitting room, separate dining room and useful study, together with a downstairs WC. The kitchen/breakfast room provides an excellent everyday living space and is complemented by a separate utility room. Upstairs, there are three good-sized bedrooms, two of which feature fitted wardrobes, with the principal bedroom enjoying its own en-suite shower room. A family bathroom completes the accommodation.

Outside, the mature rear garden provides a particularly attractive and private space in which to relax, with views across the neighbouring orchard and paddocks adding to the property's countryside feel. To the front, there is an open car port with useful secure storage and additional parking for another vehicle. Situated on the edge of this popular village, the property offers the best of both worlds – a tranquil setting whilst remaining conveniently positioned for local amenities and the surrounding countryside.

Council Tax band: F

Tenure: Freehold

EPC Environmental Impact Rating: C





14 Rookery Close

Walkern, Stevenage

- Three-bedroom barn conversion-style family home
- Attractive courtyard development in a semi-rural setting
- Built by Leach Homes to a traditional period design
- Spacious and versatile accommodation arranged over two floors
- Generous lounge, separate dining room and dedicated study
- Open-plan kitchen/breakfast room with separate utility room
- Principal bedroom with en-suite shower room
- Two further bedrooms, with two benefiting from built-in wardrobes
- Private established garden with views towards orchard and paddocks
- Car port, secure storage and additional off-road parking











Approximate Gross Internal Area
Ground Floor = 89.0 sq m / 958 sq ft
First Floor = 67.9 sq m / 731 sq ft
Total = 156.9 sq m / 1,689 sq ft
(Excluding Carport)

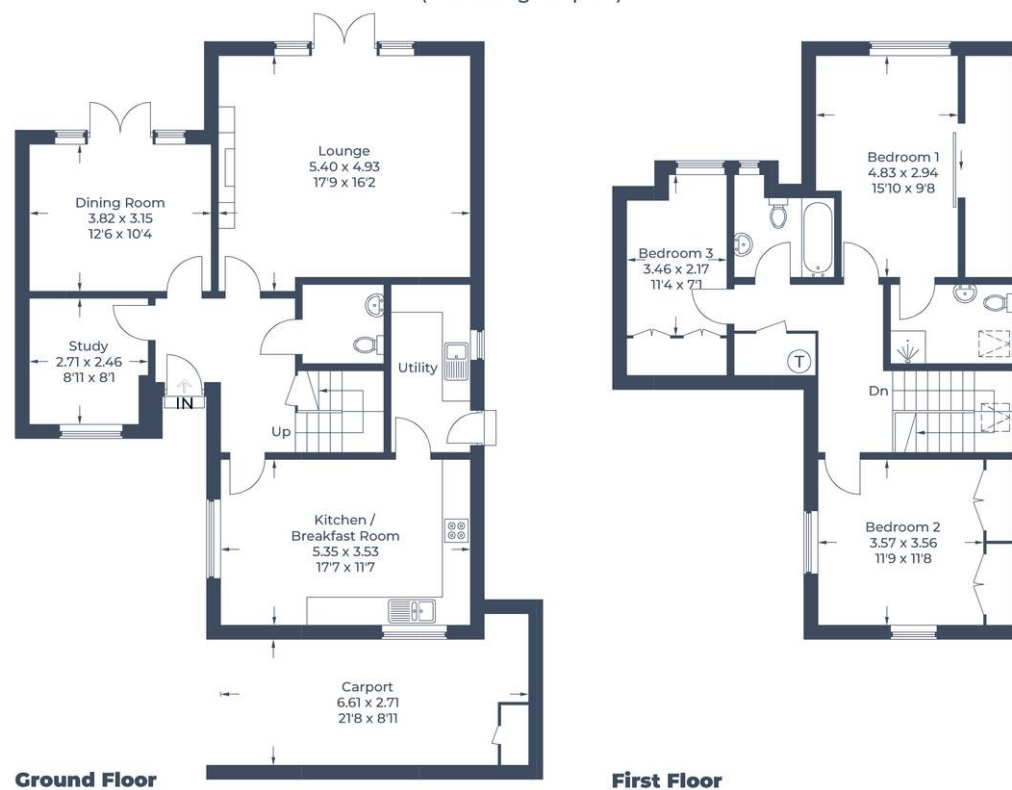


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