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## The Grove, Stevenage

A large, extended and very well presented family home, in an exclusive gated development, just a short walk from excellent local schools.

**Price Guide £600,000**

01992 87 85 80

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### Overall Description

This modern and very well presented detached family home was built in 2010/11. It has been recently extended to the rear and sits in an exclusive gated development close to local schools and other amenities. The heart of this family home is the lovely large open-plan kitchen/dining room which leads open-plan into a spacious and light family room, with vaulted ceiling, velux windows and a superb tri-fold door opening out into the garden. The property also has an entrance hall, sitting room, study, downstairs cloakroom and very useful utility/laundry room on the ground floor. Upstairs there is a master bedroom with en-suite shower room, family bathroom and three more bedrooms. The owners have extended the gravel driveway to the front and purchased extra garden to the side. At the back of the private garden there is access directly into the large garage, which could also be used as a home office or gym if so desired. This superb family home is in a desirable Shephall Green location close to good schools. Early viewing is highly recommended.

### Location

This property sits in a pleasant location in Shephall Green, just up from what was originally the village green, and a short walk to both the Pear Tree Primary School and the Barnwell Middle School, making it a very popular location for professional family buyers. Just off the village green is the Grade II Listed C14th Church of St Mary as well as the Shephall Community Centre and the Old Red Lion pub and restaurant. There is a handy row of local shops just a ten minute walk away and excellent High Street shops and supermarkets in Stevenage town centre and the retail parks around the area. Stevenage is the home of the Lister Hospital and also has very good road and rail links with high speed trains to London from Stevenage station and the A1 motorway a short drive away. Shephalbury Park is a couple of minutes walk away with its cricket pitch, tennis courts, sports academy and open green spaces and there are plenty of excellent sporting and leisure facilities in and around the town for families to enjoy, not to mention the walking and cycling available in the surrounding Hertfordshire countryside.

### Accommodation

From the driveway the part-glazed front door leads into the:

#### Entrance Hall 13'11 x 7'5 (4.24m x 2.26m)

Window to side. Wood-effect Karndean flooring. Stairs to first floor. Radiator.

#### Downstairs Cloakroom 5'9 x 4'7 (1.75m x 1.40m)

Frosted window to side. Low-level WC. Wash-hand basin with tiled splash-back and mirror. Wood-effect Karndean flooring. Radiator.

#### Study 9'11 x 8'11 (3.02m x 2.72m)

Window to front. Wood-effect Karndean flooring. Telephone point. Radiator.

#### Sitting Room 15'5 x 13'4 (4.70m x 4.06m)

Window to rear overlooking the garden. TV aerial point. Under-stairs cupboard. Radiator.

#### Kitchen/Dining Room 16'3 x 11'3 (4.95m x 3.43m)

Window to front. Kitchen units with granite work-tops, one and a half bowl stainless-steel sink unit and glittered glass splash-backs. Electric range oven with five gas rings and stainless steel extractor over. Space for fridge/freezer. Fitted microwave. Fitted dishwasher. Wood-effect Karndean flooring. Spotlights.

#### Family Room 15'7 x 7'8 (4.75m x 2.34m)

Tri-fold doors to the garden. Vaulted ceiling with two velux windows. Wall-mounted TV aerial point. Air-conditioning unit. Wood-effect Karndean flooring. Ceiling spotlights. Radiator.

#### Utility Room 9'3 x 4' (2.82m x 1.22m)

Vaulted ceiling with velux window. Cupboard with space and plumbing for washing machine and tumble-dryer. Wood-effect Karndean flooring. Ceiling spotlights.

#### First Floor 13'1 x 7'3 (3.99m x 2.21m)

From the hallway stairs lead up to the galleried landing. Airing cupboard with hot water cylinder and wooden-slatted shelving. Loft hatch. Radiator.

#### Bedroom One 13'4 x 8'7 (4.06m x 2.62m)

Window to rear. Two double wardrobes, fitted dresser and storage cupboard above. Wall-mounted TV aerial point. Radiator.

#### En-Suite Shower Room 6'3 x 5'8 (1.91m x 1.73m)

Fitted shower cubicle. Low-level WC. Wash-hand basin with cupboard beneath. Double shaver socket. Modern heated towel-rail. Tiled floor and walls. Spotlights. Extractor fan.

#### Bedroom Two 13'5 x 7'4 (4.09m x 2.24m)

Window to front. Radiator.

#### Bathroom 7'9 x 5'8 (2.36m x 1.73m)

Frosted window to side. Panel bath. Low-level WC. Wash-hand basin with cupboard beneath. Tiled walls and floors. Modern heated towel-rail. Extractor fan.

#### Bedroom Three 11' x 8'3 (3.35m x 2.51m)

Windows to rear and side. Fitted wardrobe. Radiator.

#### Bedroom Four 8'2 x 7'9 (2.49m x 2.36m)

Window to front. Radiator.

### Outside

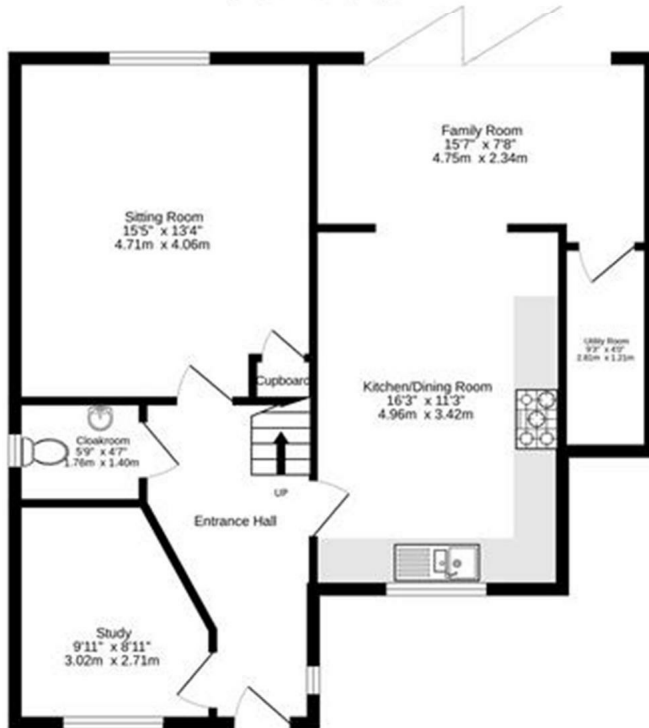
The property has a gravel driveway to the front with a gate leading down the side to the back garden. This has a good-sized patio area to one side leading up to a wooden outdoor bar and a central area of lawn, with fencing for privacy. GARAGE: 18'2 x 8'7 with garage door to front, electric light/power and door into the garden.

### Services and Other Information

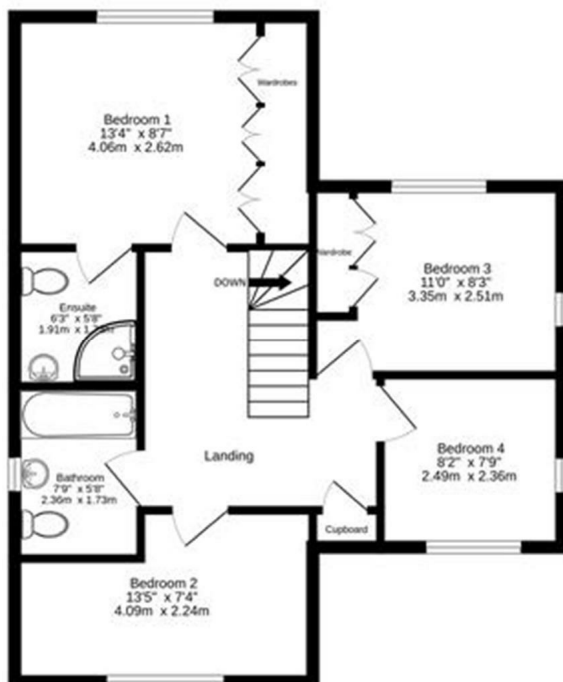
Mains water, drainage, gas and electricity. Gas central-heating. Double-glazed windows. Council Tax Band: E.



Ground Floor  
741 sq.ft. (68.9 sq.m.) approx.



1st Floor  
585 sq.ft. (54.3 sq.m.) approx.




TOTAL FLOOR AREA : 1326 sq.ft. (123.2 sq.m.) approx.

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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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>79</p>	<p>82</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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