

Angotts Mead, Stevenage, SG1 2NJ.
Guide Price £650,000

H&M
sales and lettings



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Council Tax Band: F

OFFERED FOR SALE WITH A GUIDE PRICE OF £650,000 to £675,000 and situated at the end of a Cul-De-Sac is this four bedroom detached family home within walking distance of Stevenage Mainline train station, the Old Town high street and a short drive to the A1(M).

Downstairs the property benefits from a 17 x 10 Kitchen/Breakfast Room with a range of built in appliances, spacious family Lounge/Dining Room, Office/Study, Downstairs WC and a Utility Room. Upstairs there are four good sized bedrooms along with an ensuite to the master and separate family bathroom.

There is also a garage which has power and light along with an EV car-charger. Solar panels are fitted to the property along with an air source heat pump. The driveway can accommodate 2 vehicles with scope to create further parking(subject to any relevant conditions).

Entrance Hall

8'10 x 5'5 (2.69m x 1.65m)

Accessed via a double glazed front door, double glazed opaque window to the front aspect, vertical mounted radiator, inset spotlights, wooden flooring, storage cupboards

Family Lounge/Dining Area

17'0 x 11'6 + 11'4 x 9'11 (5.18m x 3.51m + 3.45m x 3.02m)

Dual double glazed French doors to the rear garden, double glazed window to the front aspect, two double radiators, wood flooring, door to the study/office.

Study/Office

10'6 x 4'3 (3.20m x 1.30m)

Double glazed window to the front aspect, wood flooring, radiator.

Kitchen/Breakfast Room

17'3 x 10'4 (5.26m x 3.15m)

Fitted with a range of modern wall and base level units, complimentary work tops with inset stainless steel sink drainer and a 'Qettle' filter tap delivering instant boiling water along with hot and cold, built in appliances to include an electric hob with angled chimney hood over, double oven with grill and microwave functions, integrated dishwasher, water softener. Dual double glazed windows, vertical mounted radiator and separate radiator, access into the utility room, inset spotlights.

Utility Room

6'5 x 5'5 (1.96m x 1.65m)

Fitted with wall and base units, plumbing for a washing

machine, tumble dryer space, pantry cupboard, inset spotlights, double glazed door to the rear garden.

Downstairs WC

4'5 x 4'2 (1.35m x 1.27m)

Double glazed opaque window to the side aspect, cistern enclosed low level WC, vanity wash hand basin with tiled splashbacks, radiator, inset spotlights.

Landing

10'1 x 6'2 + 13'7 x 2'9 (3.07m x 1.88m + 4.14m x 0.84m)

Double glazed window to the rear aspect, loft access, doors to all rooms, inset spotlights, two radiators.

Master Bedroom

14'5 x 10'5 (4.39m x 3.18m)

Double glazed window to the front and rear aspect, inset spotlights, radiator, door to the ensuite.

Ensuite

6'0 x 4'11 (1.83m x 1.50m)

Double glazed opaque window to the rear aspect, corner shower cubicle with a rainfall shower head and separate handset, low level WC, vanity wash hand basin, fully tiled splashback walls, underfloor heating, heated chrome towel rail, secondary loft access.

Bedroom Two

10'8 x 10'4 (3.25m x 3.15m)

Double glazed window to the side aspect, built in wardrobes, radiator.

Bedroom Three

13'5 x 6'9 (4.09m x 2.06m)

Double glazed window to the front aspect, radiator, built in wardrobes, inset spotlights.

Bedroom Four

10'3 x 6'11 (3.12m x 2.11m)

Double glazed window to the rear aspect, radiator

Family Bathroom

7'1 x 6'1 (2.16m x 1.85m)

Double glazed opaque window to the rear aspect, panel enclosed 'P' shaped bath with mixer taps and separate shower over, low level WC, vanity wash hand basin, tiled splashback walls, underfloor heating, heated chrome towel rail, inset spotlights.

Frontage

Herringbone block paved driveway, lawned area, outside power points, side gate to the rear garden, EV car charging point.

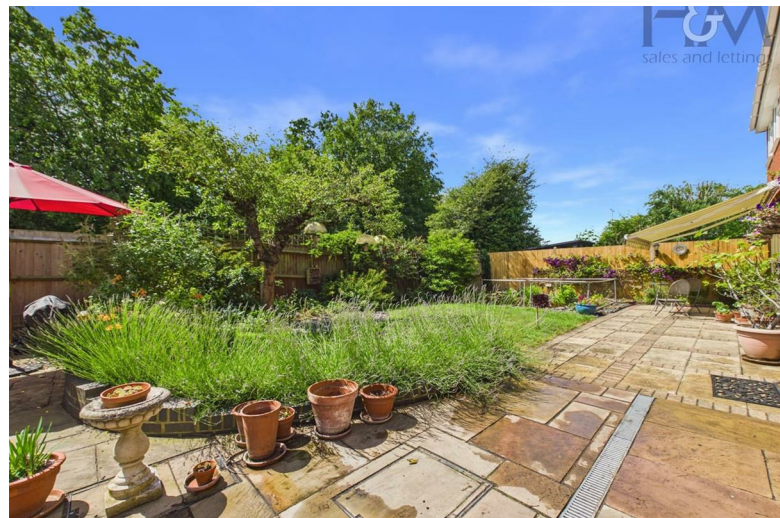
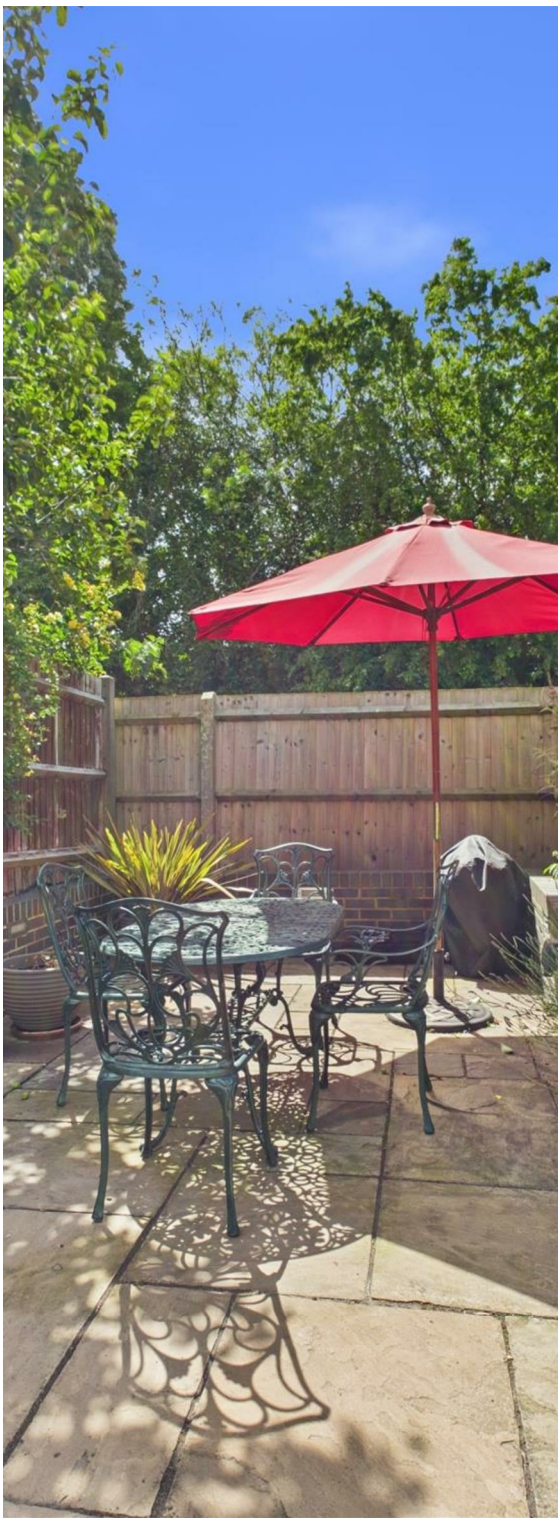
Rear Garden

approx 52 x 25 (approx 15.85m x 7.62m)

Paved patio area with inset dwarf retaining walls for flowerbed borders, additional flowerbed borders and various established trees, separate patio area ideal for seating, purposes built fishpond, side gate leading to the front, outside tap, garden shed, courtesy door leading into the garage.

Garage

Accessed by an up and over door, power and light, courtesy door to the rear garden.





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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	