



Brick Kiln Road, Stevenage

AGENT HYBRID





We are delighted to present to the market this substantially improved and executive four-bedroom detached family residence, ideally positioned within one of Stevenage's most desirable locations, just a short walk from the Historic Old Town High Street, mainline train station (with direct links to London Kings Cross and St Pancras), the Leisure Park, and well-regarded local schools.

Occupying a generous plot, the property immediately impresses with its extensive frontage, offering block paved and gravel driveway parking for up to six vehicles. Subtle feature lighting to the flower beds and porch canopy enhances the approach, leading to a composite front door set beneath a wide, sheltered canopy. Internally, the home has been thoughtfully reconfigured to create a stunning open-plan living environment, centred around a spectacular almost 30ft wide kitchen/dining space. The kitchen is fitted with elegant cashmere gloss cabinetry, complemented by tiled flooring with integrated LED kickboard lighting. A comprehensive range of integrated appliances includes twin ovens, dishwasher, and wine chiller, alongside designated space for an American-style fridge freezer. A generous breakfast bar and ample dining space make this the true heart of the home, ideal for both family life and entertaining. Sliding patio doors provide a seamless connection to the rear garden. An inner hallway leads to a stylishly re-fitted downstairs WC and a separate utility room, which accommodates further appliances including a washing machine, tumble dryer, and additional fridge freezer. Flowing effortlessly from the kitchen is the beautifully appointed lounge, a warm and inviting space featuring a bespoke chimney breast-style media wall and a log burner, creating a cosy focal point. To the first floor, a spacious galleried landing provides access to four well-proportioned bedrooms and a luxurious family bathroom, fully tiled and fitted to a high specification. The principal bedroom suite benefits from a contemporary en-suite shower room, also fully tiled and featuring Mira digital mixer showers, with both rainfall and handheld outlets. Further enhancing the home's comfort and efficiency, the property benefits from a zoned heating system, allowing independent control of upstairs and downstairs temperatures, along with an unvented hot water cylinder.

Externally, the property enjoys a large, private and mature rear garden, designed with both relaxation and entertaining in mind. A wide patio seating area leads onto a well-maintained lawn bordered by established planting, while a secluded courtyard-style seating area to the side offers additional privacy. The garden is further enhanced by hot and cold outdoor taps, power points, and a summer house/shed complete with lighting and power. A detached double garage, accessed from both the driveway and garden, is fully equipped with power, lighting, gas, and water supply, offering excellent versatility.

The property also offers significant future potential, with architect-drawn plans already prepared for further extension. These include the creation of an annexe-style space or home office with en-suite to the side of the garage, a new principal bedroom suite above, and additional scope for a loft conversion. The loft itself has already been fully boarded, insulated, fitted with lighting, power sockets, and a loft ladder, providing excellent storage or future development opportunity. This exceptional home combines space, specification, and lifestyle, all within a prime and highly convenient location. Viewing is highly recommended to fully appreciate the quality and potential this outstanding property has to offer.

DIMENSIONS

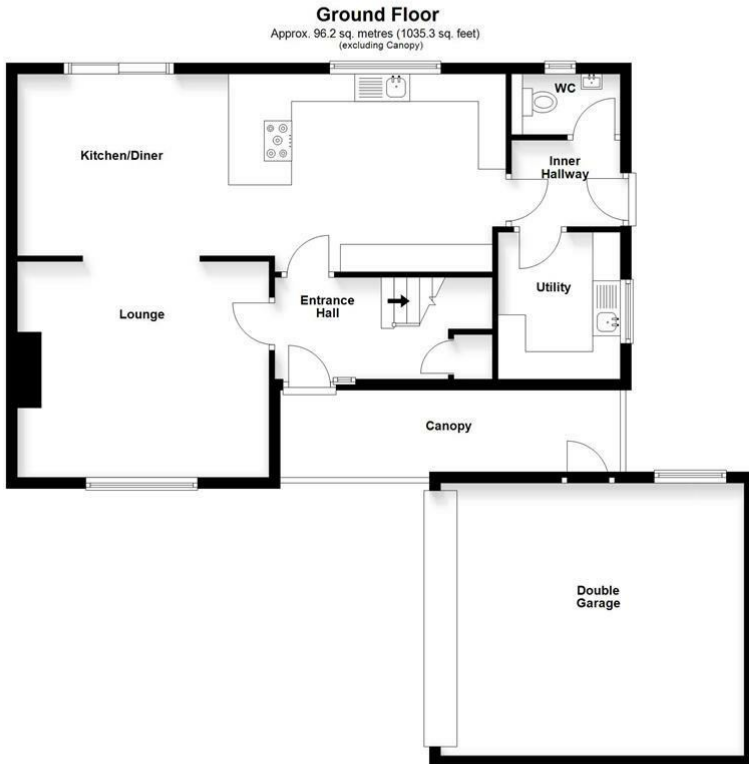
Entrance Hallway 13'0 x 6'1
Downstairs WC 5'11 x 3'4
Utility Room 8'9 x 7'3
Kitchen/Diner 29'4 x 11'8 (max to max)
Lounge 15'0 x 12'10
Bedroom 1: 12'5 x 11'8
En-Suite 8'2 x 3'10
Bedroom 2: 15'0 x 12'1
Bedroom 3: 10'10 x 8'8
Bedroom 4: 9'2 x 7'4
Family Bathroom 8'6 x 7'7
Double Garage 18'1 x 16'4



- EXECUTIVE FOUR-BEDROOM DETACHED FAMILY RESIDENCE IN PRIME LOCATION
- WALKING DISTANCE TO OLD TOWN, TRAIN STATION, LEISURE PARK AND SCHOOLS
- IMPRESSIVE 30FT OPEN-PLAN KITCHEN / DINING SPACE WITH FEATURE LED LIGHTING
- HIGH-SPEC CASHMERE GLOSS KITCHEN WITH INTEGRATED APPLIANCES AND WINE CHILLER
- STYLISH LOUNGE WITH BESPOKE MEDIA BREST AND LOG BURNER
- FOUR GENEROUS BEDROOMS INCLUDING LUXURIOUS PRINCIPAL SUITE WITH EN-SUITE
- FULLY TILED BATHROOMS WITH DIGITAL MIRA SHOWERS AND RAINFALL FITTINGS
- LARGE PRIVATE REAR GARDEN WITH MULTIPLE SEATING AREAS, POWER AND HOT/COLD TAPS
- DETACHED DOUBLE GARAGE WITH POWER, LIGHT, GAS AND WATER SUPPLY
- DRIVEWAY PARKING FOR UP TO SIX VEHICLES WITH FEATURE EXTERNAL LIGHTING







Total area: approx. 165.0 sq. metres (1776.5 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans and included, they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing the property.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 67 | 80 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |