



Balmoral Close, Stevenage, SG2 8UA

£425,000



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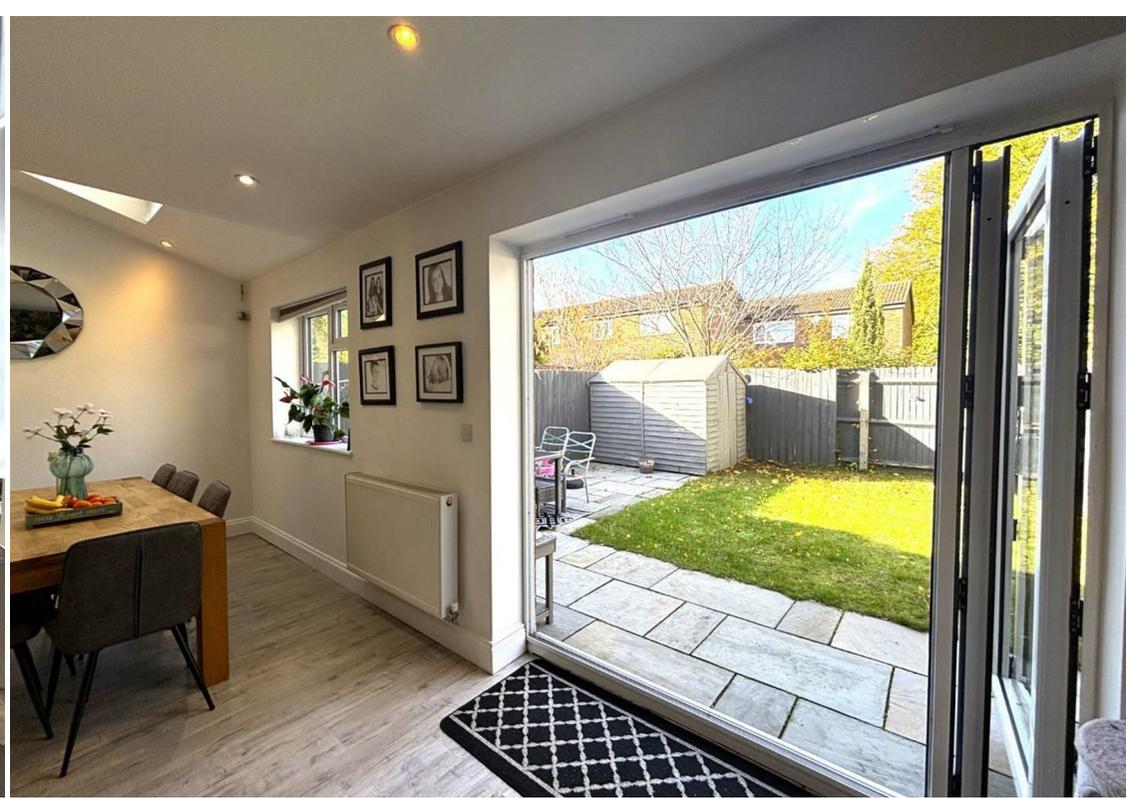
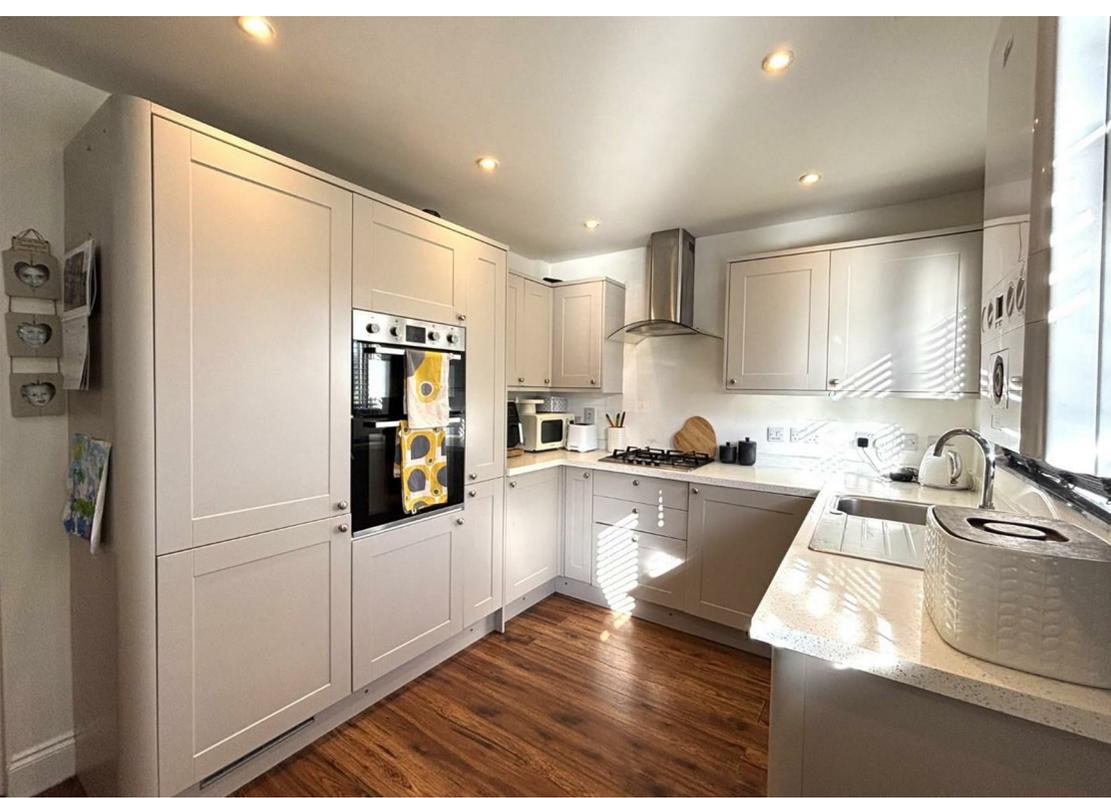
****SPACIOUS FAMILY HOME WITH EXCELLENT TRANSPORT LINKS – EXTENDED & FOUR BEDROOMS****

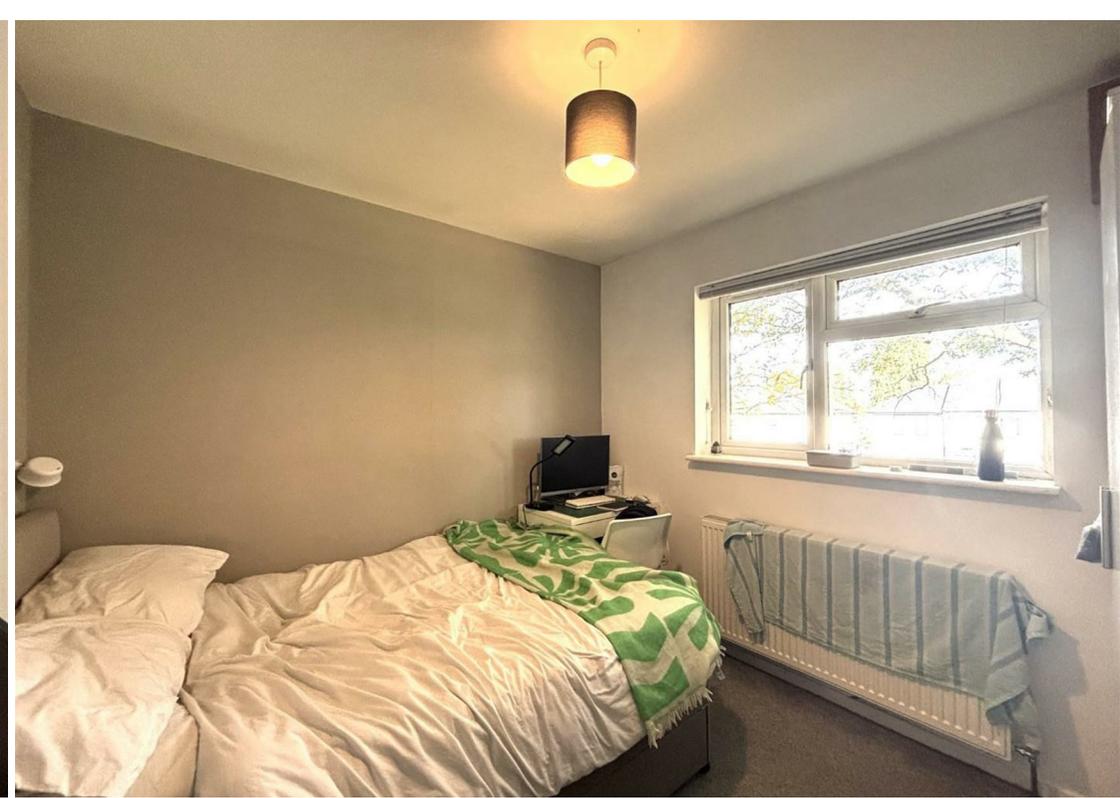
Nestled in the desirable area of Balmoral Close, Stevenage, this charming EXTENDED end-terrace house presents an excellent opportunity for families and professionals alike. With four well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. Additionally, the property includes parking for one vehicle, a valuable asset in this bustling neighbourhood.

Balmoral Close is situated in a friendly community, with local amenities and transport links just a stone's throw away. This location is perfect for those seeking a balance of tranquillity and accessibility.







Entrance Hall:

Doors to kitchen, WC and dining room, stairs to the first floor landing, under stairs storage area, radiator.

Kitchen:

14'2" x 8'9"

Refitted kitchen with base and wall units and complementary worktops incorporating single bowl stainless steel sink with mixer tap and drainer, built in double oven and gas hob with extractor hood over, inset ceiling spotlights, dual aspect double glazed windows to the front aspect, door into the lounge, wooden style flooring.

Living Room:

14'2" x 11'4"

Wooden style flooring, vertical mounted radiator, doors into the dining room.

Dining Room:

19'5" x 8'8"

Sloped ceiling with inset Velux windows, bi-fold doors opening out to the rear garden, two radiators, double glazed window to the rear aspect, inset spotlights, wooden effect flooring.

WC:

Low level WC, vanity wash hand basin, tiled splashbacks, built in storage cupboard.

Landing:

'L' Shaped landing with doors to all of the rooms, built in linen cupboard, inset spotlights, loft access.

Bedroom One:

11'9" x 10'8"

Double glazed window to the front aspect, radiator.

Bedroom Two:

12'6" x 7'7"

Double glazed window to the side aspect, radiator.

Bedroom Three:

9'6" x 8'9"

Double glazed window to the side aspect, radiator.

Bedroom Four:

9'3" x 5'2"

Double glazed window to the rear aspect, radiator.

Bathroom

8'5" x 5'5"

Panel enclosed bath with mixer taps and shower attachment, low level WC, pedestal wash hand basin, tiled splashbacks, opaque double glazed window to the front aspect.

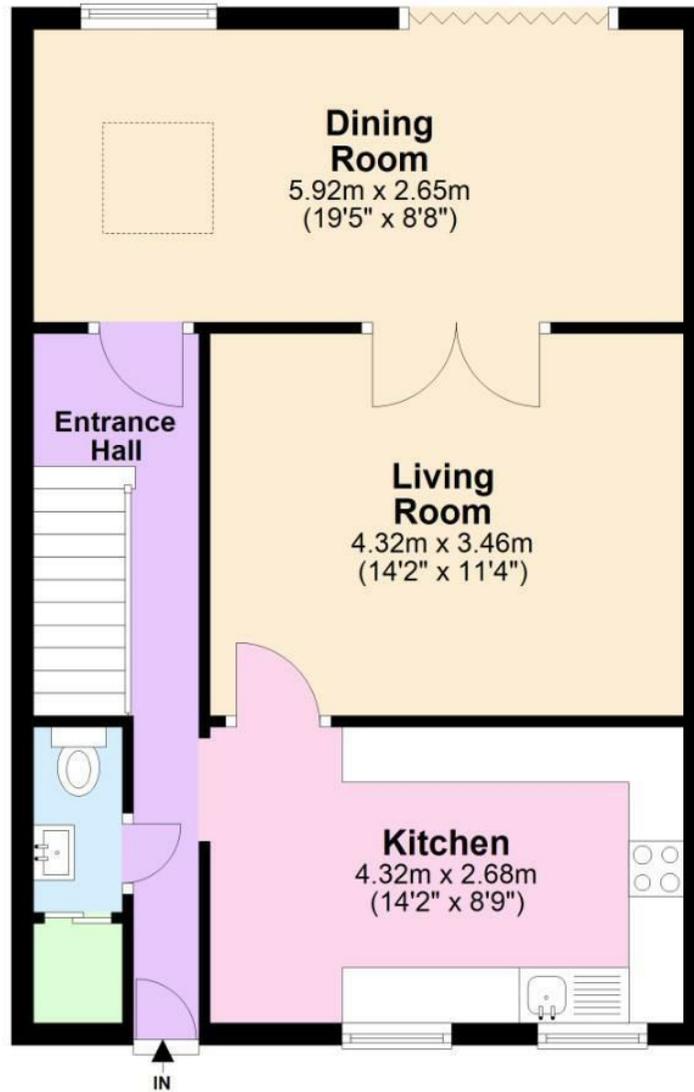
Rear Garden

Paved patio seating area and extending down to one side, laid to lawn area, pedestrian gated side access, bordered with timber fencing, outside light.

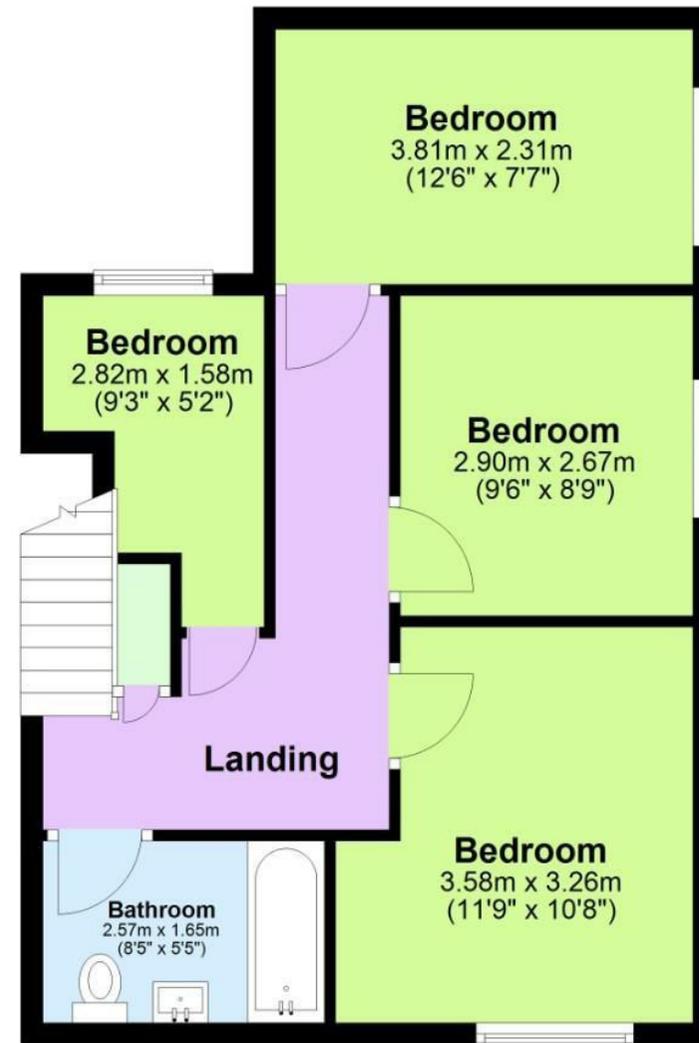
Frontage

Paved path to the front door, laid to lawn on both sides, hedgerow border, outside tap, parking space.

Ground Floor



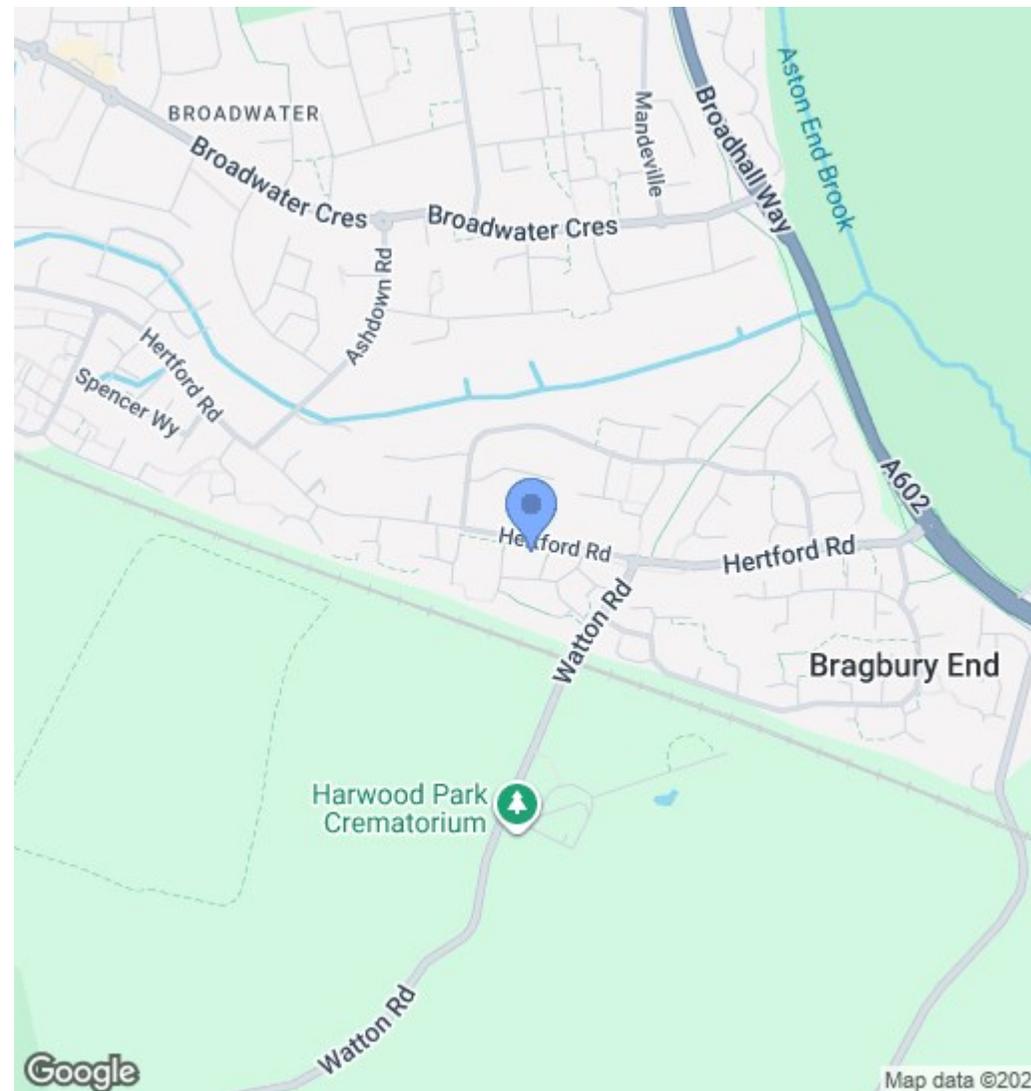
First Floor



Total area: approx. 100.0 sq. metres (1076.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

129 High Street, Old Town, Stevenage, Herts, SG1 3HS
01438 748007 | stevenage@matherestates.com