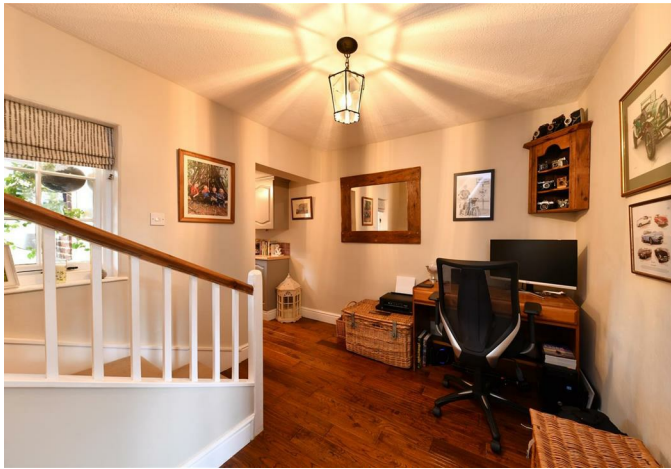




Stevenage Road, Walkern, Stevenage

AGENT HYBRID





We are delighted to present to the market this beautifully presented and characterful three/four-bedroom semi-detached home, originally dating back to circa 1898, situated within the highly desirable village of Walkern, just outside Stevenage. Positioned in a charming semi-rural setting, the property enjoys far-reaching views across open countryside to the front, providing an idyllic backdrop for those seeking a quieter village lifestyle while still remaining within easy reach of Stevenage and surrounding towns. The neighbouring villages of Benington and Cromer are also close by, adding to the appeal of the location. Walkern itself offers a welcoming community atmosphere and benefits from a traditional village pub, convenience store, petrol station, and the well-regarded Walkern Primary School. Approached via a gravel driveway providing off-road parking for three to four vehicles, the property immediately presents a charming and inviting façade. The current owners extended the home approximately 37 years ago, creating additional reception and bedroom space while retaining the property's original character and charm. The accommodation begins with an entrance porch, where a barn-latch style door opens into a spacious and extended lounge spanning the full width of the property. This impressive reception room offers a warm and welcoming atmosphere, centred around a feature log burner, with useful built-in storage positioned to either side of the chimney breast. From here, an inner barn-latch door leads into the inner hallway, currently arranged as a practical home office area, ideal for modern working requirements. An opening flows through to what was once the original galley kitchen, now cleverly repurposed as a utility room, providing space for a washing machine, tumble dryer and tall fridge freezer. This area leads into the rear lobby, where a sliding door provides access to the downstairs WC, while a split barn-style door opens out to the rear garden. The inner hall also provides access to the main kitchen, fitted with charming cottage-style units, which in turn leads through to a delightful garden room. This bright and airy space features French doors set beneath an apex roofline, opening onto the impressive rear garden and creating a seamless connection between the indoor and outdoor living spaces. Stairs from the inner hallway rise to the first-floor landing, where you will find three well-appointed bedrooms and a spacious four-piece family bathroom, complete with a freestanding roll-top bath and a separate shower enclosure, offering both character and practicality. A further barn-latch door leads into a fourth bedroom, which could equally be used as a dressing room or nursery, depending on the needs of the next owner. Externally, the property continues to impress with an approximately 115ft north-facing rear garden, beginning with a patio seating area ideal for outdoor dining, followed by an extensive mature lawn leading down to a timber-framed garden shed. Gated side access conveniently leads back to the front of the property and the driveway. This charming period home offers a wonderful blend of character, space and village lifestyle, and viewing is highly recommended to fully appreciate everything it has to offer.

DIMENSIONS

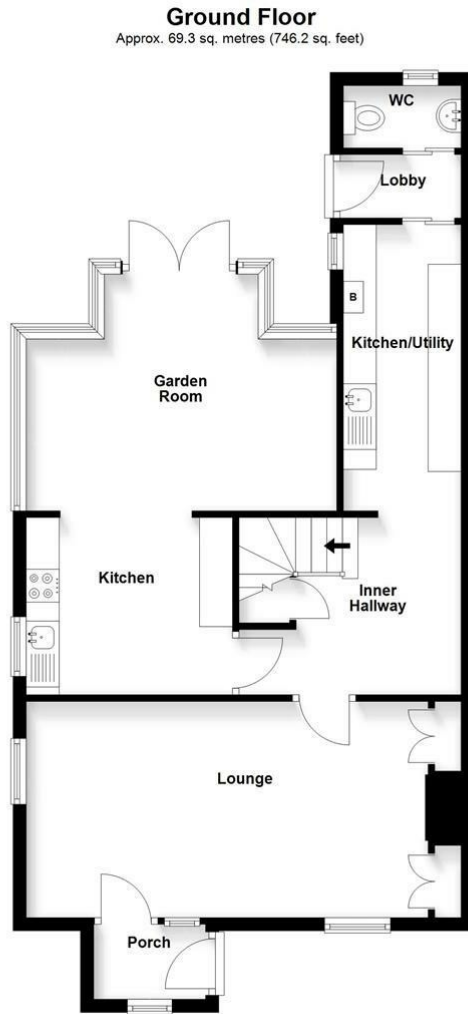
- Porch 5'7 x 3'9
- Lounge 21'8 x 10'10
- Inner Hall/Office 11'11 x 8'10
- Kitchen 8'11 x 8'10
- Garden Room 15'1 x 11'7
- Kitchen/Utility 14'3 x 5'10
- Rear Lobby 6'0 x 3'2
- Downstairs WC 6'0 x 3'1
- Bedroom 1: 11'11 x 10'11
- Bedroom 2: 10'11 x 8'10
- Bedroom 3: 8'10 x 8'9 (max to max)
- Bedroom 4/Dressing Room 7'10 x 5'10
- Bathroom 9'3 x 9'0



- CHARACTERFUL THREE/FOUR BEDROOM PERIOD HOME DATING BACK TO CIRCA 1898
- SOUGHT-AFTER VILLAGE LOCATION IN WALKERN
- FAR-REACHING COUNTRYSIDE VIEWS TO THE FRONT
- SPACIOUS LOUNGE WITH FEATURE LOG BURNER
- BEAUTIFUL GARDEN ROOM WITH FRENCH DOORS TO GARDEN
- CHARMING COTTAGE-STYLE KITCHEN
- VERSATILE HOME OFFICE / ADDITIONAL RECEPTION SPACE
- FOUR-PIECE FAMILY BATHROOM WITH ROLL-TOP BATH
- APPROX. 115FT REAR GARDEN WITH PATIO AND MATURE LAWN
- GRAVEL DRIVEWAY PROVIDING PARKING FOR 3-4 VEHICLES







Total area: approx. 118.8 sq. metres (1278.5 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	