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**67 Angotts Mead, Stevenage, SG1 2NJ**

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**Guide Price £650,000**

Nestled in the desirable area of Angotts Mead, Stevenage, this splendid detached family home offers a perfect blend of comfort and space. The layout includes four generously sized bedrooms, three inviting reception rooms which are perfect for entertaining guests or enjoying quiet family evenings. The well-appointed en-suite & family bathroom focus on both functionality and style, having Aqualisa showers, along with their design & overall finish. A modern sleek kitchen with Quartz worksurfaces and downlighters opens up to a large contemporary dining area and conservatory. This property is situated in a friendly neighbourhood, conveniently located near local amenities, schools, and parks, making it an excellent choice. Properties in Angotts Mead are rarely available, do not miss your opportunity to view!

- In Well Kept Order Throughout
- En-Suite to the Master Bedroom
- Enclosed Roof Conservatory Overlooking the Walled Rear Garden
- An Excellent Location - Walking Distance to Mainline Train Station & Old Town High Street
- A Lovely Family Home, Vastly Improved
- Good Sized Generous Bedrooms
- Garage & Driveway
- High Finish Homely Features Such as Oak Veneer Doors Throughout, Plantation Window Shutters & Dimmer Switches (to the Kitchen & Dining Room)



## Entrance Porch

3'6" x 4'6"

Composite door leads into the property. Personal door to the garage. Radiator.

## Inner Hallway

9'6" x 8'9"

Stairs rise to first floor. Two understairs storage cupboards. Radiator.

## W/c

UPVC double glazed window to side aspect, low level w/c, radiator, wash hand basin with fitted units under.

## Lounge/Reception Room

11'9" x 15'2"

UPVC double glazed bay window to the front aspect. Radiator. Feature gas fireplace with mantle & hearth surround.

## Kitchen

11'4" x 8'9"

UPVC double glazed window to rear aspect, with frosted door leading to side access and garden. A bright and airy space with Quartz worksurfaces, Integral Bosch appliances including dishwasher, oven & grill, five burner gas hob, microwave. Inset Butler sink unit, space for a free standing fridge/freezer, spotlights & under unity lighting, Karndean flooring. Lots of storage units throughout. Open to:

## Dining Room

9'8" x 12'7"

A continuation of the karndean flooring. Vertical full length radiator. Open to:

## Conservatory

10'0" x 10'0"

Fully enclosed and insulated conservatory roof space means the room can now be used all year round. Spotlights. Wall mounted Dimplex heater. Of UPVC double glazed construction with brick base, French doors leading to the patio area. Continuation of Karndean flooring.

## First Floor

### Landing

UPVC double glazed window over the stairway to the side aspect. Loft access with ladder and airing cupboard.

### Bedroom One

13'2" x 11'9"

UPVC double glazed window to the front aspect. radiator. Ample full width fitted wardrobes.

## En-Suite

4'9" x 5'1"

Extractor, wall mounted illuminated vanity mirror, sink unit with storage, walk in Aqualisa shower enclosure. Tiled throughout. Heated towel rail.

## Bedroom Two

12'0" x 9'7"

UPVC double glazed window to the front aspect. Radiator.

## Bedroom Three

10'1" x 9'9"

UPVC double glazed window to the rear aspect. Integral wardrobe. Radiator.

## Bedroom Four

6'5" x 8'9"

UPVC double glazed window to the rear aspect. Radiator.

## Bathroom

7'2" x 6'5"

UPVC double glazed frosted window to the rear aspect. tiled throughout, panelled bath with screen and Aqualisa shower over, spotlights, vanity sink unit with storage under, low level w/c, heated towel rail.

## Outside

### Front

A driveway providing off road parking. Footpath to front door/storm porch area, mainly laid to lawn with mature shrubs. Gated side access.

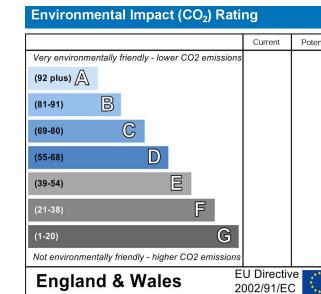
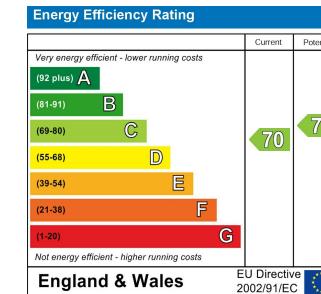
### Rear

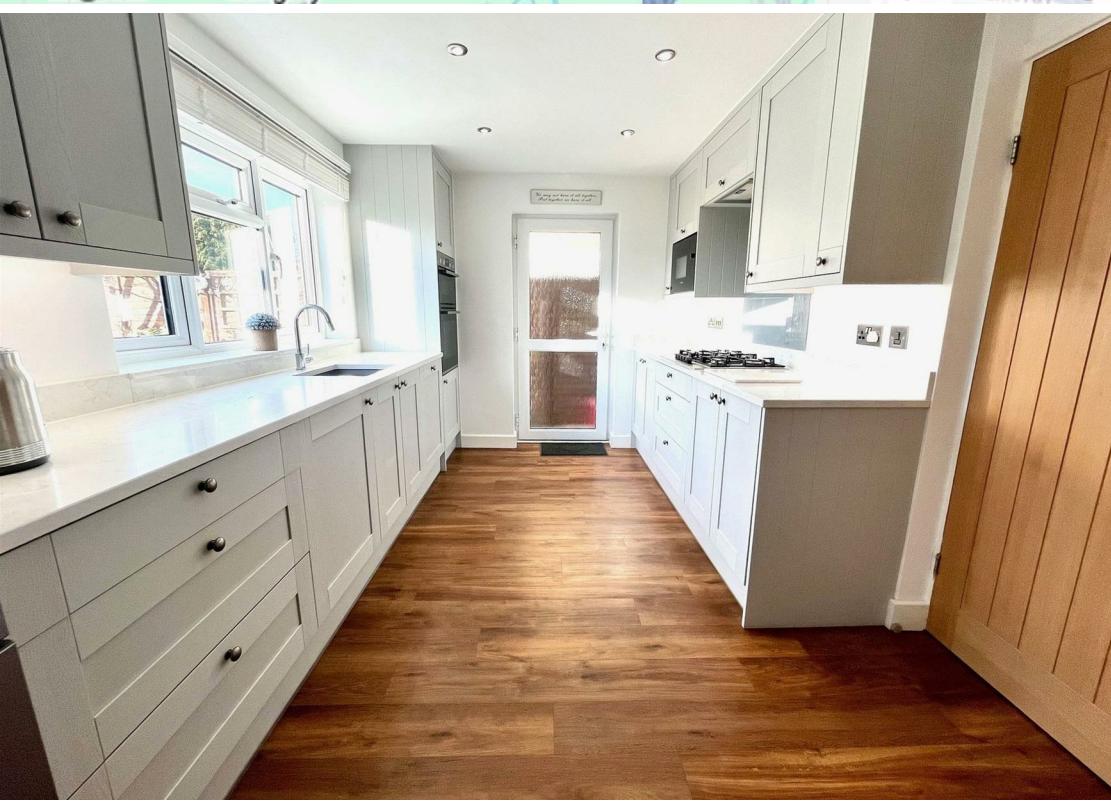
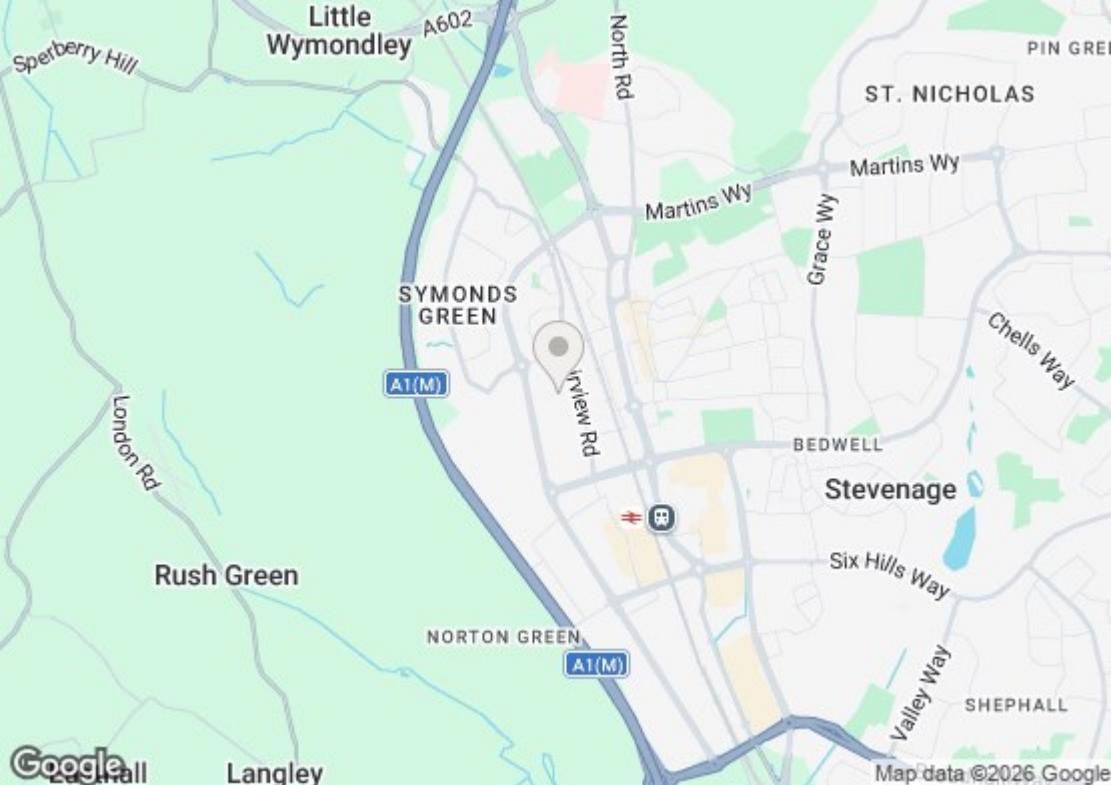
A private walled garden, mainly laid to lawn, sandstone patio area, side access, further storage area to adjacent side with storage shed, mature flowerbeds and accompanying shrubs.

### Garage

16'2" x 7'7"

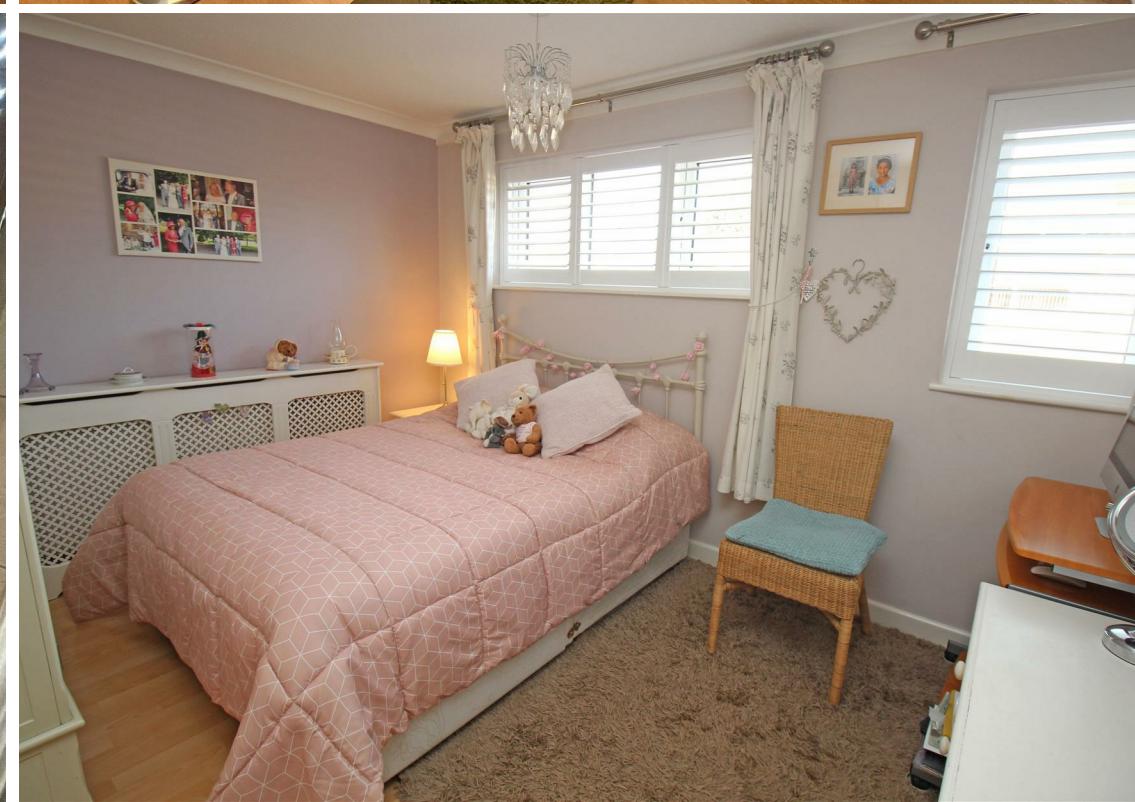
Up and over door, light and power, wall mounted boiler. Plumbing for washing machine.















GROUND FLOOR



1ST FLOOR



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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