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46 Brick Kiln Road, Stevenage, SG1 2NH

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Offers In Excess Of £525,000

This beautiful four bedroom semi-detached family home is situated in a pleasant cul-de-sac location, conveniently positioned for Stevenage Old Town and the mainline railway station. The property offers spacious and versatile accommodation, a modern fitted kitchen/diner, lovely rear garden and detached double garage.

The delightful four-bedroom home presents an excellent opportunity to purchase this incredible family residence ideal for anyone seeking well positioned living within a welcoming residential setting.

The property offers a bright, inviting interior, with well-proportioned living areas providing flexibility, and versatility for both everyday family life and entertaining. The modern fitted kitchen/diner provides a practical and sociable space, while natural light throughout the accommodation creates a light and airy feel.

Further benefits include gas central heating, double glazing, a full electrical rewire, loft and cavity wall insulation, together with a high-speed Virgin Media connection. Outside, the property benefits from a generous rear garden and detached double garage, providing valuable storage and parking facilities, especially for any avid car enthusiast.

There is also potential to extend the property, subject to the necessary planning permissions and consents, offering future owners the opportunity to adapt and enhance the accommodation to suit their individual requirements.

Brick Kiln Road is conveniently located for a range of local amenities and schools. The property also provides easy access to Stevenage town centre and the A1(M), and Stevenage benefits from a mainline railway station offering fast and convenient services to London, while the historic Old Town provides a selection of independent shops, restaurants, pubs and bars.

- Desirable Semi-Detached Family Residence
- Spacious Lounge with Patio Doors onto the Garden
- Downstairs WC & Family Bathroom
- Double Garage & Driveway
- Potential to Extend Further (STPP)
- Four Excellent Sized Bedrooms
- Large Kitchen/Diner
- Lovely Enclosed Rear Garden
- Fantastic Access to The Old Town & Station

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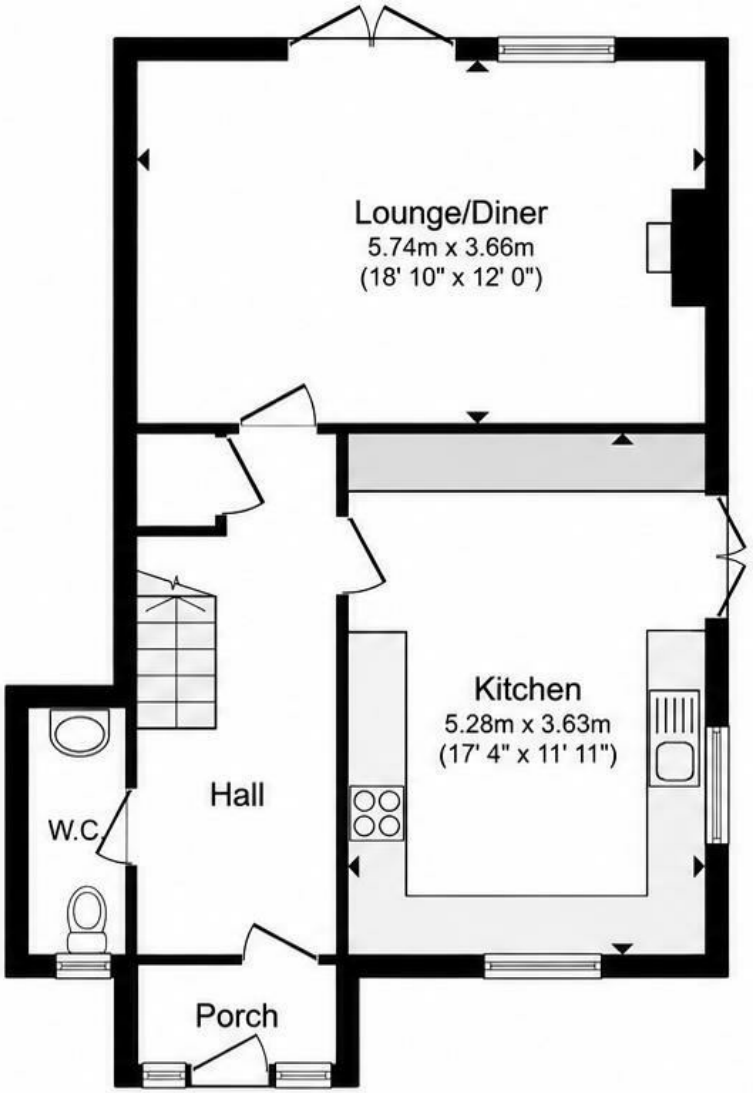
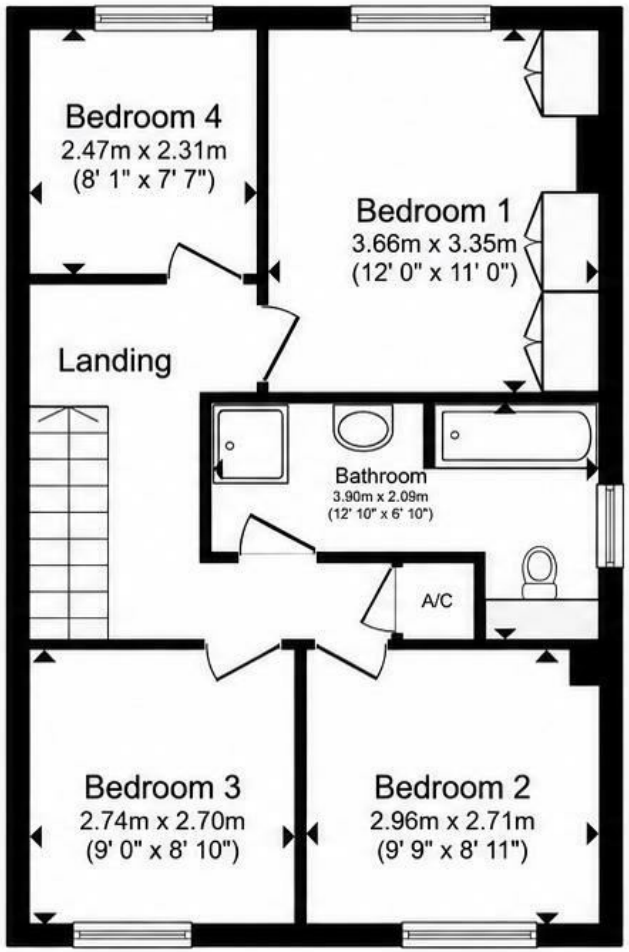
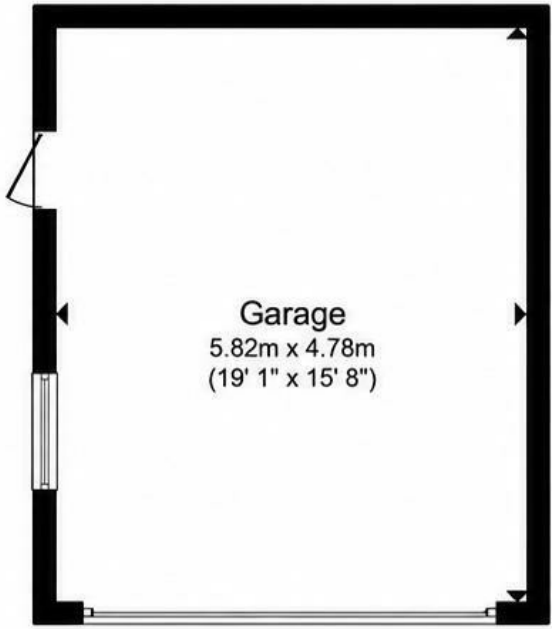


Ground Floor



First Floor



Garage

Total floor area 137.0 m² (1,474 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance
The entrance has a double glazed uPVC door and windows allowing lots of natural light into the hallway. stairs ascend to the first floor accommodation, and there is access to the kitchen/diner, lounge and downstairs WC.

Downstairs WC
Th downstairs WC has a uPVC double glazed window to the front aspect and comprises; a low level flush WC, wash hand basin, and heated towel rail.

Kitchen/Diner
17'4 x 11''10
The kitchen/diner is a great space and has a uPVC double glazed window to the front and side and double door to the side into the garden. The kitchen has a matching full range of base and wall units with drawers and roll edge work surfaces over, sink & drainer unit, tiled splashbacks, space for a cooker, with cooker hood above, tiled flooring, space for under counter fridge/freezer and space for a washing machine and dishwasher. There is ample space for a dining room table and chairs.

Lounge
18'1' x 12'0
This spacious lounge has a uPVC double glazed window and double glazed patio double doors onto the rear garden. The main focal point is the attractive fireplace.

Landing
The landing provides access to all four bedrooms and the family bathroom, loft access, and the airing cupboard which houses the gas combi boiler

Bedroom One
12'0 x 11'0
The master bedroom is a great sized double room with a uPVC double glazed window to the rear aspect and built in wardrobes.

Bedroom Two
9'9 x 8'10
The second bedroom is a good sized double with a double glazed window to front aspect.

Bedroom Three
9 x 8'10
The third bedroom is another good sized double room with a double glazed window to front aspect.

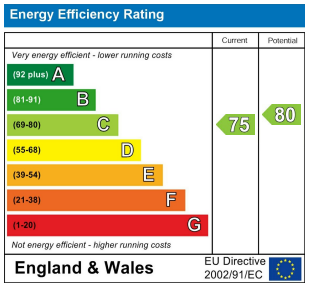
Bedroom Four
8'8 x 7'1
The fourth bedroom is a good sized with a double glazed window to rear aspect.

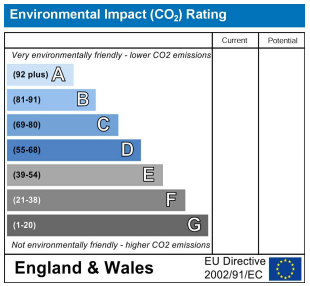
Family Bathroom
The family bathroom has a double glazed window to side aspect and comprises; a low level flush WC, wash hand basin with pedestal, bath and separate enclosed shower. heated towel rail, and a extractor fan.

Double Garage/Driveway
19'1 x 15'9
Detached Double Garage has an up & over door, double glazed window & door to rear garden, light & power, and access via the driveway which has ample parking.

Garden
This lovely family rear garden has a generous sized, mainly laid to lawn, fully enclosed, outside water tap, covered raised decking to the side with large storage shed & summer house, access to the double garage and beautiful Bramley apple trees. Access to the front through a side gated from the rear garden to the recently resin driveway.

Agent Notes
The owner has advised that an agreement is in place with the adjoining neighbours on a re-aligned boundary fence, which will be finalised on completion of sale.





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