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9 Brick Kiln Road, Stevenage, SG1 2NH

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Guide Price £545,000

Welcome to this charming detached house located on Brick Kiln Road in the sought-after Old Town area of Stevenage. This property boasts three reception rooms, three bedrooms, and a well-appointed bathroom, providing ample space for comfortable family living. One of the standout features of this property is the stunning rear garden, perfect for relaxing or entertaining guests in the warmer months. With parking available for up to three vehicles on the driveway, you'll never have to worry about finding a spot for your car. The extended garage with an electric door adds convenience to your everyday life, providing secure parking or extra storage space. The well-planned family living space ensures that every corner of this home is utilised efficiently, offering a cosy and welcoming atmosphere throughout.

Located in a prime Old Town location, this property offers not just a place to live, but a lifestyle. Don't miss the opportunity to make this house your home and enjoy all the benefits of living in this desirable area.

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 other features are approximate only. 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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#### 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		
EU Directive 2002/91/EC		
England & Wales		

#### Environmental Impact (CO<sub>2</sub>) Rating

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

## Entrance Hallway

Tiled floor, stairs to first floor. Radiator.

## Cloakroom

Tiled floor, white suite W/C, vanity wash hand basin, radiator, window to the side.

## Lounge

14'4" x 10'5"

Window to front, radiator, feature gas fire, laminate floor

## Dining Area

11'0" x 10'7"

Laminate floor, radiator, French doors to conservatory

## Conservatory

14'9" x 11'4"

Tiled floor, French doors to rear patio.

## Kitchen

10'8" x 10'7"

Excellent range of fitted wall and base units, complimentary worktops. 1.5 bowl sink, oven and gas hob, space for fridge freezer. Built in washing machine and fridge, radiator, walk in larder cupboard. Door to the side, window overlooking rear garden.

## 1st floor landing

Storage cupboard, window to side, Hatch to loft.

Radiator.

## Bedroom One

12'5" x 12'2"

Window to front, fitted wardrobes, radiator

## Bedroom Two

14'0" x 10'7"

Window to rear, with stunning views over the garden, fitted wardrobes, radiator.

## Bedroom Three

9'3" x 9'1"

Window to front, radiator, fitted cupboard.

## Bathroom

7'8" x 7'6"

White suite comprising. low level W/C, vanity wash hand basin, radiator, window to rear, part tiled walls

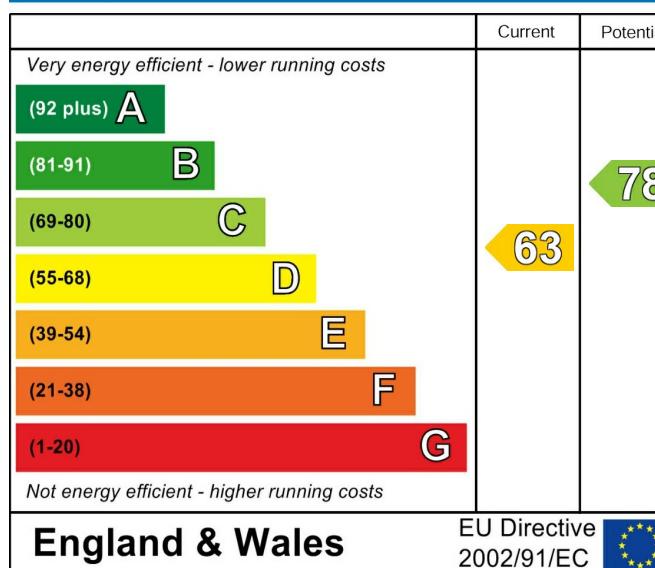
## Rear

A stunning rear garden which will only be appreciated by viewing. There is an abundance of mature flower and shrub borders surrounding the formal lawn area, with entertaining areas and garden shed. Selection of trees which screen the garden. Gated side access to the front, which has a private paved driveway giving off road parking for several vehicles screened by a feature brick wall. Attached extended garage with electric door.

## Garage

29'9" x 11'8"

## Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

