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27 Goddard End, Stevenage, SG2 7ER

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Offers In Excess Of £650,000

An executive extended four bedroom detached family home situated in the sought after location of Goddard End - CHAIN FREE - A tucked away private estate found on the outskirts of town with walks across a water meadow and Stevenage golf course. Versatile living accommodation comprising study, well proportioned lounge, utility room, snug and large open plan kitchen/diner. An attractive landscaped rear garden leads to covered seating/BBQ area and detached double garage.

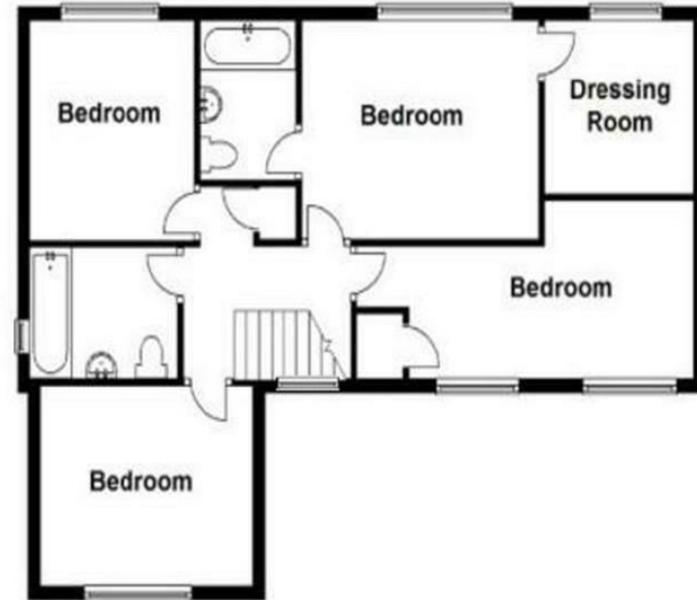
- Chain Free
- Extended
- Three reception rooms
- All bedrooms are double rooms
- EPC C
- Double Garage
- Private executive living, tucked away location near Stevenage golf course
- En-suite and dressing room to Master bedroom
- Council Tax Band F



Ground Floor



First Floor



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, iWEstates 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 iWEstates estate agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		71	83
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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



## **Entrance Hallway**

8'2" x 9'6"

A welcoming entrance hallway, finished with a Karndean tiled effect flooring, downlighters, double glazed window to side aspect, radiator, stairs rising to the first floor landing.

## **Lounge**

16'5" x 13'5"

Double glazed French doors leading to the rear garden/patio, understairs storage cupboard, two radiators.

## **Kitchen**

12'0" x 10'8"

Spacious open plan kitchen/dining room comprising of matching eye and base level units with block edged granite worksurfaces, drainer inset with one and half bowl sink unit with chrome mixer tap. Matching peninsular breakfast bar. A range of integrated appliances including dishwasher, fridge/freezer, Neff double oven/grill and induction hob with extractor hood over. Glass splashbacks, double glazed window to front aspect, continuation of Karndean tiled effect flooring. Spotlights, radiator.

## **Dining Room**

16'0" x 11'6"

Open plan to a large dining area, storage cupboard housing boiler and hot water tank, spotlights, double glazed French doors leading to the rear garden.

## **Study**

4'7" x 7'2"

A further reception room currently set up as a study area, double glazed window to front aspect, tiled flooring, extractor fan, location of the fuse box, spotlights.

## **Utility Room**

8'0" x 7'0"

Eye and base level units with single drainer sink, space for washing machine and tumble dryer, radiator, double glazed window to front aspect, sliding doors leading to the snug.

## **Snug**

9'6" x 8'0"

A versatile room which can be used for a variety of uses, cosy and comfortable an ideal space for relaxing, double glazed window to rear aspect, wall mounted heater.

## **W/C**

Low level w/c, corner wash hand basin, radiator, extractor fan, spotlights, frosted double glazed window to front aspect.

## **Rear Lobby**

3'3" x 6'8"

Radiator, spotlights.

## **First Floor Landing**

Access to loft space, built-in storage cupboard with sensor lighting, double glazed window to front aspect.

## **Bedroom One**

12'8" x 10'3"

A generous main bedroom, double glazed window to rear aspect, radiator.

## **En-Suite**

7'4" x 5'2"

Modern white three-piece suite comprising of a low level w/c, vanity wash hand basin with chrome mixer tap with matching vanity cupboards below, plinth lighting, curved panelled shower bath and Aqualisa thermostatic shower, heated towel rail, finished with tiled walls and flooring, underfloor heating and double glazed window to the rear aspect.

## **Dressing Room**

7'9" x 8'7"

A range of fitted John Lewis wardrobes with hanging rails and drawer units, double glazed window to rear aspect, radiator.

## **Bedroom Two**

10'4" x 8'7"

A further double bedroom, two double glazed windows to front aspect, radiator.

## **Bedroom Three**

11'9" x 8'7"

Radiator, double glazed window to rear aspect.

## **Bedroom Four**

19'6" x 8'5"

Fitted storage with sensor lighting, two double glazed windows to front aspect.

## **Family Bathroom**

8'0" x 5'7"

A contemporary three piece suite comprising of a low level w/c with concealed flush, wash hand basin with chrome mixer tap, plinth lighting, panelled shower bath with Aqualisa shower and screen over, heated towel rail, frosted window to side aspect, underfloor heating, spotlights.

## **Outside**

### **Front Garden**

Landscaped borders with footpath leading to front door.

### **Rear Garden**

Landscaped rear garden with laid to lawn in the main, corner pond, mature shrubs and perimeter hedgerows. Patio area leading to side storage courtyard, covered seating/BBQ area, gated rear access, storage shed, all enclosed with panelled fencing. Outside lighting.

### **Detached Double Garage**

16'8" x 18'2"

Roller shutter doors, eaves storage, light and power, personal door to garden. Driveway allows for two off road parking spaces.









