



Trafford Close, Stevenage, Hertfordshire, SG1 3RY.

Guide Price £600,000 - £625,000

An extended Four Bedroom detached family home (with further potential to extend STPP). The property is located in a sort after cul -de-sac in the Stevenage Old Town area. This versatile accommodation comprises of a large welcoming entrance hall, Home office, TV/play room and a 27ft family lounge leading into separate dining area along with a good sized fitted kitchen, which also has the added benefit of a breakfast bar. The first floor comprises of four bedrooms along with a newly fitted family bathroom. To the front for the property there is a driveway which can accommodate 3 to 4 cars leading to single garage. Not only is the property in the catchment area for Armond Hill School it also has easy access to Lister Hospital, Stevenage Old Town High Street, the A1 and the market town of Hitchin. The current owners have lived in the property nearly 40 years bringing up their own family and are also offering a chain free sale.

- Four Bedroom Detached

- Family bathroom, separate shower room

- Home Office

- 27ft Family lounge

- Chain Free

- TV/play room

- Large fitted kitchen

- Dining area



Property Description

HALLWAY

18' 9" x 5' 1" (5.72m x 1.55m) Double glazed window and door to front. Doors to lounge, downstairs WC and dining area. Dog legged stairs to first floor. Radiator.

DOWNSTAIRS SHOWER ROOM

Double glazed window to side aspect. Suite comprising low level WC, vanity wash hand basin and steam shower enclosed by a cubicle. Tiled to walls and floor.

LOUNGE

18' 9" x 12' 5" (5.72m x 3.79m) Double glazed bay window to front aspect. Gas fire. Coving to ceiling.

CONTINUATION OF LOUNGE

9' 1" x 10' 5" (2.77m x 3.18m) Double glazed window and doors to rear garden. Double doors through to dining area. Double panel radiator. Coving to ceiling.

SEPARATE DINING AREA

9' 1" x 10' 11" (2.77m x 3.33m) Double glazed sliding door to side. Open plan to kitchen. Double panel radiator.

KITCHEN

13' 7" x 11' 0" (4.14m x 3.35m) Double glazed window and door to rear aspect. Fitted with a range of base and eye level units providing ample work surface. Breakfast bar area. Space for oven, plumbing for washing machine, plumbing for dishwasher, integrated fridge freezer. Tiled to splash back. Door through to family room.

TV/PLAY ROOM

12' 10" x 11' 0" (3.91m x 3.35m) Double glazed window and doors to rear aspect. Double panel radiator. Gas fire.





HOME OFFICE

11' 4" x 7' 11" (3.45m x 2.41m) Double glazed window and door to rear aspect. Door to garage. This room is accessed via the garden.

GA RAGE

18' 10" x 8' 10" (5.74m x 2.69m) Up and over door to front. Power and lighting.

LANDING

5' 7" x 6' 1" (1.7m x 1.85m) Double glazed window to side aspect. Doors to all rooms. Airing cupboard. Access to loft space.



BEDROOM ONE

11' 4" x 10' 0" (3.45m x 3.05m) Double glazed window to front aspect. Double panel radiator. Built in wardrobes.

BEDROOM TWO

11' 2" x 11' 4" (3.4m x 3.45m) Double glazed window to front aspect. Double panel radiator. Built in wardrobes. Storage cupboard.

BEDROOM THREE

9' 11" x 6' 11" (3.02m x 2.11m) Double glazed window to rear aspect. Double panel radiator. Extensive views over Stevenage Old Town and beyond.



BEDROOM FOUR

9' 0" x 8' 0" (2.74m x 2.44m) Double glazed window to rear aspect. Double panel radiator. Extensive views over Stevenage Old Town and beyond.

BATHROOM

Double glazed window to rear aspect. Newly fitted suite comprising panel bath with waterfall shower and further shower head, vanity wash basin and low level WC. Fully tiled to walls and floor. Heated towel rail. Under floor heating.

REAR GARDEN

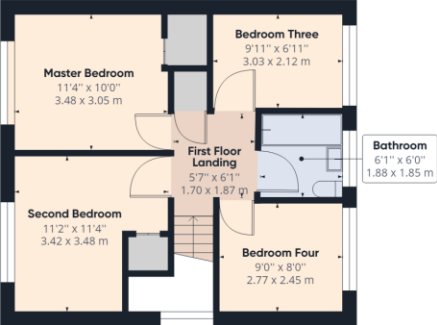
Enclosed by wood panel fencing. Laid mainly to lawn with patio area. Raised bed area. Gated access to front.

FRONT GARDEN

Driveway for up to three to four cars, garage with metal Up and over door to garage. Path to side access and front door.



Floor 0 Building 1



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Approximate total area⁽¹⁾
 1494.90 ft²
 138.88 m²

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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