



14 The Maltings, Walkern, Stevenage, SG2 7NB
Guide Price £725,000



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****ONE OF A KIND**** RARE to the market!! 3/4 Bedroom TOWER HOUSE, located in the HEART of Walkern and over 1700sq feet of House. This property really is one of a kind, steeped with history dating back to 1866 of the original building, this property has also been extended just over 6 years ago which has certainly complimented the property significantly giving it a nice MODERN LIGHT feel.

Set over 5 stunning floors PLUS the roof terrace there are three DOUBLE bedrooms and 2 RECEPTION rooms this property is the PERFECT home. It's 55ft tall and has a 250sq feet roof terrace which has 360 degree panoramic view of the whole of WALKERN Village and the surrounding countryside.

This STUNNING conversion dates back to 1866! The building was formerly a grain store, as part of the Wrights Brewery. Wright and Co was founded in 1866 and brewing ceased in 1924. They subsequently sold their 15 public houses to Simpsons Brewery Ltd. Cider production continued until 1955 and was part occupied by Mickle Brewery in 1983.

YOU DO NOT WANT TO MISS OUT ON THIS UNIQUE FIND!! CALL LANES 01992 582 000!



ENTRANCE HALL

Entrance via front door into hallway, cupboard homing combi boiler system, door homing storage, master telephone point and service meters, door into:

W/C

Concealed Cistern W/C and wash hand basin and underfloor heating.

KITCHEN AREA

13'9 x 10'6 (4.19m x 3.20m)

STUNNING kitchen area, downlighters, fully tiled marble flooring with underfloor heating, fitted kitchen with extensive range of base and wall units with Corian worktop and glass splashbacks. Electric induction hob with extractor hood over, grill and oven, integrated dishwasher and fridge/freezer, wine fridge and 1 1/2 inset sink unit with mixer tap, double glazed windows to side aspect.

RECEPTION ROOM

16'5 x 13'9 (5.00m x 4.19m)

LIGHT AND AIRY. Bi-fold doors with built in blinds covering the whole width of the reception room leading out into garden area . Downlighters, real wood flooring, tv point, radiators, double glazed window to both side aspects.

MASTER BEDROOM

16'5 x 13'9 (5.00m x 4.19m)

A very generously sized master bedroom and dressing area. Impressive double glazed top to bottom windows covering the whole width of the property, window to side aspect, carpeted, radiator, tv point. Double glazed window to side aspect, radiators, carpeted, door into

DRESSING AREA

11'2 x 10'10 (3.40m x 3.30m)

Double glazed window to side aspect, radiator, carpeted, door into

EN-SUITE

Shower cubicle with glazed screen. Wall mounted wash hand basin. Close Coupled W/C. Underfloor heating.

BEDROOM TWO

16'5 x 13'1 (5.00m x 3.99m)

Double glazed top to bottom windows to rear aspect covering the width of the property, Sky lights x 2, radiator, carpeted.

BATHROOM

A very generously size house bathroom. Double glazed window to side aspect, Large freestanding oval bath. Walk in shower cubicle with shower over. Concealed cistern W/C

and vanity style wash hand basin. Tiled floor and part tiled walls. Underfloor heating.

BEDROOM THREE

12'6 x 10'10 (3.81m x 3.30m)

Currently used as an office. X 2 built in storage Cupboards/wardrobes. Double glazed windows to side aspect, radiator, carpeted, space for a double bed and wardrobes

LIVING ROOM / BEDROOM

16'5 x 13'9 (5.00m x 4.19m)

An impressive double height room with double glazed windows to both side aspects. Tv point and sockets, radiator, carpeted, currently used as a living room could easily be modified into a bedroom if needed.

ROOF TERRACE

16'1 x 13'1 (4.90m x 3.99m)

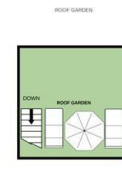
55ft in the air, 16ft roof terrace, ideal for the summer months. STUNNING 360 degree panoramic views overlooking Walkern.

GARDEN AREA

Private and good sized, walled, courtyard style garden, featuring a block paved patio seating area and wrought iron gates leading out to a shingle stoned driveway to the rear.







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ESTATE AGENTS

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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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

| 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

2 Market Street, Hertford, SG14 1BD

Tel: 01992 582 000 Email: he@lanesproperty.co.uk www.lanesproperty.co.uk

