

HUNTERS®

HERE TO GET *you* THERE



9 Rooks Nest Farm Barns

Stevenage, SG1 4XS

Offers In Excess Of £550,000



Council Tax: F



A beautifully maintained three bedroom barn conversion - part of an exclusive gated courtyard development, situated down a quiet lane within a conservation area on the outskirts of Stevenage with far reaching views over the surrounding countryside. Part converted from an original stable, while retaining a variety of period features and new additions of modern day living.



Ground Floor

Lounge/Reception

22'3" (max) x 26'8 (6.78m (max) x 8.13m)

Solid oak flooring throughout, exposed oak frames, wood skirting and architraves, radiators, staircase leading to upper floor and steps to kitchen/breakfast room. Window and full length window to front aspect, French doors to patio area. Understairs stairs storage cupboard. Coat hanging space.

Utility Room

6'10" x 5'0" (2.08m x 1.52m)

Fitted base units with work surface over and inset sink unit and mixer tap, eye level cupboards, wall mounted gas fired combination boiler, space and plumbing for washing machine and further kitchen appliances, radiator, sealed unit double glazed window to the rear aspect.

Upper Ground Floor

Kitchen Breakfast Room

15'6" x 13'5" (4.72m x 4.09m)

Stunning open plan kitchen/breakfast room, vaulted beamed ceiling, range of eye and base level units with rolled edge worktops, insert butler sink with feature gold mixer tap with rinse feature, tiled splashbacks, space for range oven, fridge/freezer and dishwasher, ample space for dining table, air to air heat pump unit, French doors leading to rear garden, window to front aspect.

First Floor

Landing

Part vaulted ceiling with further exposed timbers, Velux window to rear aspect with panelled doors to:

Bedroom One

15'5" x 9'8" (4.70m x 2.95m)

Comprising a feature dormer window to the front aspect, exposed ceiling timbers and radiator, air to air heat pump unit, measurements excluding a fitted wardrobe with hanging rails. door to:

En-Suite

Comprising of a low level w/c, pedestal hand wash basin, walk in shower cubical, shaver point, extractor fan and radiator.

Bedroom Two

9'10" x 8'1" (3.00m x 2.46m)

Featuring a part-vaulted beamed ceiling radiator, Velux window to front aspect.

Bedroom Three

8'10" x 5'3" (2.69m x 1.60m)

Featuring a part-vaulted ceiling, radiator, Velux window to rear aspect.

Bathroom

Fitted with a white three-piece suite comprising a low level w/c, pedestal hand wash basin and a panelled bath, ceramic tiled surrounds, extractor fan.

Outside

Front

Attractive courtyard development, security gate leading to a central covered barn style car port with one parking space and electric car charging point, an additional allocated space to the side. Block paving leading to the front door.

Rear

The property enjoys the benefit of a wide private landscaped rear garden backing onto Forster countryside with far reaching views. The garden has a combination of split level areas, edged lawn and a further raised seating area, outside lights and tap, hot tub, roofed pagoda, gated access to the side of the property and a useful garden store.

Communal service charge - £55.00pcm for maintenance and £27.25pcm for external decorating.

Agents Notes



Road Map



Hybrid Map



Terrain Map



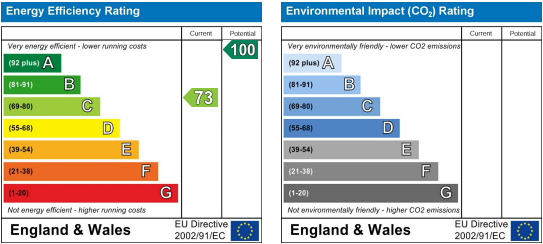
Floor Plan



Viewing

Please contact our Hunters Stevenage Office on 01438 313393 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.