



Norton Green, Stevenage

CHANDLERS

11 Norton Green

Stevenage, SG1 2DP

Guide Price £600,000



5 Bedrooms



3 Bathrooms



2 Reception Rooms



EPC Rating Band E

A rarely available, semi rural family home within this small hamlet within beautiful countryside and yet ideally located within easy reach of nearby Stevenage, Hitchin and Luton. With accommodation set over three floors this wonderful property offers over 2200 sq ft of flexible living space.

Set at the end of a cul-de-sac the property has a detached double garage to the front with parking for several cars. Entering via the front door is a hallway leading to all principle rooms including, cloakroom, L shaped family room, full depth sitting / dining room which leads to a conservatory, kitchen / breakfast room.

The first floor comprises of a principle bedroom with ensuite, three further double bedrooms and a family bathroom. On the second floor a large landing serves as a study area, large double bedroom with Juliet balcony overlooking open countryside and a dressing room and a 6 piece bathroom. (EPC Band E - Stevenage Borough Council - Tax Band F)



- Impressive five bedroom family home
- Semi-Rural, Small hamlet location
- Detached with detached double garage
- Two reception rooms
- Large kitchen breakfast room
- First Bedroom with ensuite
- Two family bathrooms
- Lawned rear garden backing onto farmland
- Wonderful countryside views.
- Aprox 2200 Sq ft of living area











Approximate Gross Internal Area (Excluding Eaves)

Ground Floor = 97.3 sq m / 1,047 sq ft

First Floor = 63.2 sq m / 680 sq ft

Second Floor = 46.9 sq m / 505 sq ft

Garage = 24.9 sq m / 268 sq ft

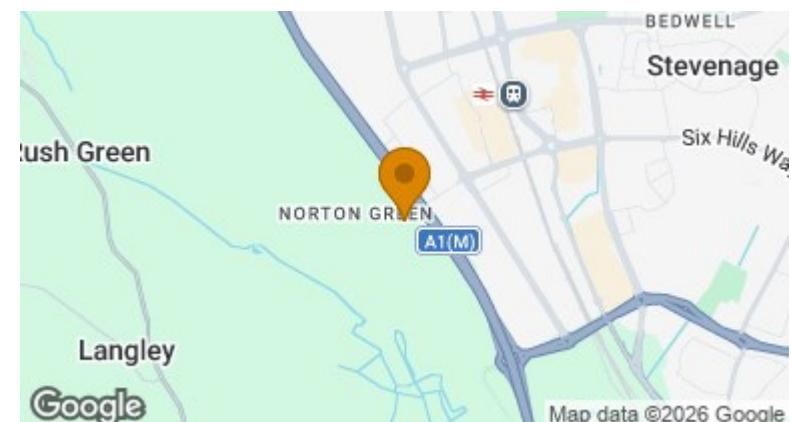
Total = 232.3 sq m / 2,500 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
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Additional/Material Information

- Local Authority is Stevenage Borough Council
- Council tax Band F
- Tenure – Freehold
- Bottled LPG, Oil Heating, Mains Water & Electricity
- AGENT NOTE - Please note the property has been previously monitored for subsidence, this monitoring found no evidence of current subsidence, see agent for further details.



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	70
(21-38)	F	
(1-20)	G	47
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC