



.5 Highgrove Close, Benington, Stevenage, SG2 7BP

Offers In Excess Of £730,000



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This beautifully presented four double bedroom detached family home is located in the picturesque village of Benington. Completed in 2015 and still under guarantee, this property is just one of five located at the end of a private road. The accommodation is set over three floors. The ground floor has a generous kitchen diner with bi-fold doors onto a sun deck that has uninterrupted views of the countryside. There is also a good sized lounge, study and downstairs cloakroom. The remaining two floors benefit from four double bedrooms, two en-suites, main family bathroom benefiting from a separate bath and shower. There is also plenty of storage throughout with good use of the eaves and built in wardrobes.

The outside is just as impressive, There is parking for three to four vehicles, as well as a separate garage with built in loft area which has an electric operated up and over door. To the rear the garden is to a very high standard and is wonderfully landscaped. There is a raised sun deck, mature and well maintained flower beds with a well kept lawn. You are spoilt for views and the garden is a perfect entertaining area.

We strongly urge an early viewing to avoid disappointment



Hallway

Front door into hallway, tiled floor, radiator and doors to

Lounge 17'6 into bay x 11'1 (5.33m into bay x 3.38m)

Double glazed window to front, radiator, feature fire place

Study 8'7 x 8'3 (2.62m x 2.51m)

Double glazed window to front, under stair storage, radiator

Kitchen Diner 25'0 x 11'6 (7.62m x 3.51m)

Double glazed bi-fold doors to garden, double glazed window. German designed range of wall and base units with quartz roll top work surfaces. Stainless steel double bowl sink with mixer taps. Electric induction hob and cooker, water softener, integrated dish washer. Fully tiled floor, radiator. Storage cupboards

Cloakroom

Low level WC, pedestal wash basin, tiled floor, extractor fan

First floor Landing

Double glazed window to side, stairs to second floor and two storage cupboards housing air source heating system and doors to

Bedroom Two 12'7 x 12'3 (3.84m x 3.73m)

Double glazed window to rear, built in wardrobe, radiator and door to en-suite

En-suite

Double glazed window, fully tiled, double shower unit low level WC, wall mounted towel rail, vanity wash basin

Bedroom Three

12'9 into bay x 11'1 (3.89m into bay x 3.38m)

Double glazed window to front, radiator

Bedroom Four 11'8 x 9'7 (3.56m x 2.92m)

Double glazed window to rear, radiator and built in wardrobe

Family Bathroom

Double glazed window to front, wall mounted towel rail, bath and double shower unit, vanity wash basin, tiled floor

Second Floor - Master Bedroom

16'8 x 13'5 (restricted head room) (5.08m x 4.09m (restricted head room))

Double glazed window to rear and velux window to front.

Eaves storage, radiator and door to en-suite

Outside Areas

To the front of the property there is a well maintained lawn and shrub borders. There is access to the rear and a block paved parking area for three to four cars. Opposite the house there is a single garage with built in loft area offering superb storage. Access is via an electric operated up and over door.

The rear garden is extremely well maintained and consists of sun deck, mature shrub borders, well nurtured lawn and offers stunning views over the countryside.





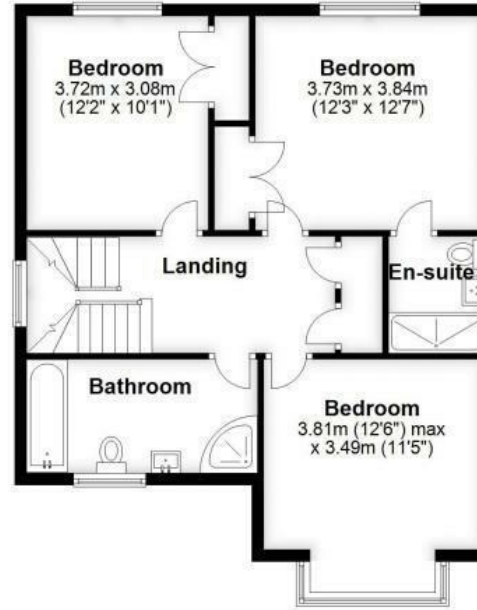
Ground Floor

Approx. 66.2 sq. metres (712.3 sq. feet)



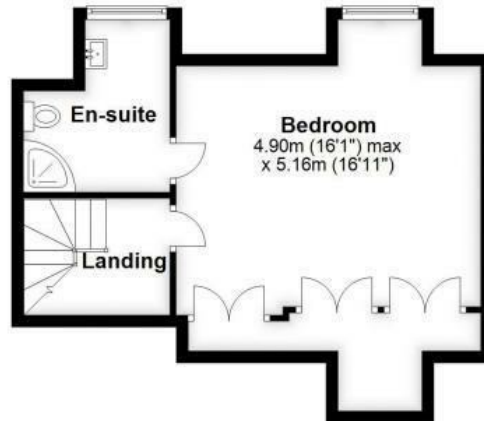
First Floor

Approx. 66.5 sq. metres (715.8 sq. feet)



Second Floor

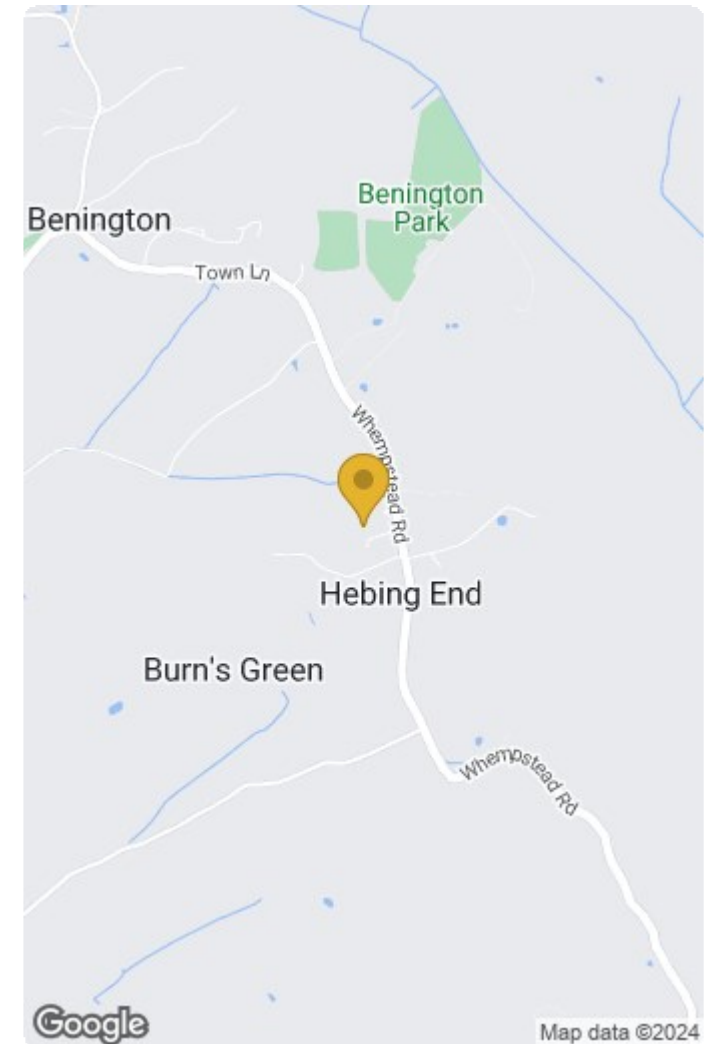
Approx. 39.5 sq. metres (425.1 sq. feet)



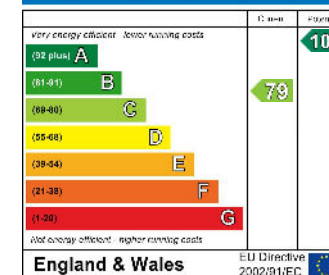
Total area: approx. 172.2 sq. metres (1853.2 sq. feet)

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



Environmental Impact (CO₂) Rating

