



Bryan Bishop
and partners

Stevenage Road
Walkern, SG2 7NN

Guide price £800,000



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****CHAIN FREE****

Summary

Bryan Bishop and Partners are delighted to bring to the market this superb detached four bedroom, three bathroom family home, overlooking paddocks, in the vibrant and popular village of Walkern. Substantially yet sympathetically extended, this impressive property is presented in immaculate decorative order inside and out and offers generous and flexible family accommodation arranged over three floors, including a separate utility/laundry room, a useful ground floor shower room, a fabulous conservatory and a stunning top floor bedroom suite. Two separate driveways provide ample off street parking and the rear garden has been skillfully landscaped to provide ample seating and dining areas, both in the sun and the shade, along with a large garden room/workshop.

Accommodation:

This property enjoys a great layout, which has clearly been carefully considered in the planning process to really meet your family's needs, yet also displays plenty of style and character in the design. This is immediately evident from the first impressions of the frontage, which combines a pleasing and balanced visual impact with plenty of off street parking whilst still retaining a lovely natural area of planting between the attractive low level brick walls and the smart paved access to the front door. The door itself is modern and stylish, set within a useful fully glazed entrance porch with a pitched tiled roof and wood panelled gable end in perfect harmony with the design of the house behind it. Neat details like this underline the quality of the building and design work that have been lavished on this immaculate home.

Inside, the porch connects through an inner door into the kitchen/dining room, which is a fabulous open space that is entirely suitable to offer a warm welcome to all your guests. This is a large room by any measure at over twenty-eight feet in length, yet the layout offers a nice balance to the space with the fitted area of the kitchen being neatly delineated from the dining area by an extended island complete with a generous breakfast bar. The kitchen boasts a comprehensive array of beautiful gloss pale grey handle-free wall and floor mounted cupboards that ensure more than ample storage as well as plenty of quartz worktop area, whilst incorporated within the cabinets is a full complement of premium brand appliances ready to meet all your needs. The whole kitchen dining area has underfloor heating. Two substantial windows to the front are ably assisted by two cleverly recessed roof lights to absolutely flood the room with natural daylight, which is further enhanced by the part glazed door from the entrance porch. The remainder of the room is left as open floor space for you to choose your best layout and furnishings, and is comfortably large enough for a generous dining suite and other occasional furniture and casual seating if you so wish. This is a substantial, well designed room that is ideally placed to become the heart and hub of this modern family home.

Linking through double width sliding doors from the dining room is the rear facing living room, enjoying abundant light flowing in through the lovely bay window overlooking the garden. Enjoying nicely balanced proportions, being almost square, gives this room an innate ability to cope easily with virtually any layout and furniture you would like, making it a really flexible and adaptable room. Large enough to embrace multiple sofas and chairs with ease, with the added bonus of a terrific modern log burner set within the feature chimney breast.







There is a nice easy flow around the ground floor, with a number of rooms linking to each other and additionally into the central hallway. The hallway has direct access from the kitchen/dining room and living room, and connects on to the family room, utility room and a well placed ground floor shower room that doubles up nicely as a guest cloakroom, before opening through an external door into the rear garden via a pathway along the side of the house.

At the centre of the house is the family room, a neat room suitable for many uses, which stays light and airy thanks to the full wall of glass that incorporates fully glazed double doors that connects it to the adjoining conservatory. Again, creative and stylish use has been made of the chimney breast which now houses a modern log burner.

Beyond the family room the conservatory has been superbly fitted out as a private bar, complete with a gorgeous organically shaped solid wood bar top, a fun and innovative idea that really works, both for family and when entertaining guests. The conservatory itself is a premium quality installation, suitable for myriad uses, with multiple opening windows and double doors leading out into the rear garden.

Occupying the rear corner of the house, directly accessed from the inner hallway, is the spacious and well specified utility/laundry room, ideally situated to offer full support to the main kitchen. Beyond the utility/laundry room is a further room, which again could excel in a wide variety of roles depending on your needs. Boot room, cloaks cupboard, larder/pantry, general storage and pet bedroom, it can do it all. It is also of a size sufficient to be configured as a private and secure office if that is a need, with plenty of space for multiple work stations and the ancillary storage cupboards that role demands.

Up on the first floor are located three of the bedrooms, all generous doubles, and the family bathroom which comes equipped with a separate bath and shower. The second floor is fully taken up by a particularly impressive master bedroom suite built into the wonderfully shaped roof space. Two large dormer windows to the front join with two Velux roof lights at the rear to flood the room with natural light throughout the day, whilst multiple fitted wardrobes and cupboards ensure you are never short of storage. The room itself is a very large space, easily able to embrace a super-king bed and other furniture such as casual seating, and is ably served by a luxury en-suite shower room with a generous shower and twin basins. Upon heading back down to the first floor, you are greeted by a picture window on the landing, that frames some idyllic views over rolling countryside whilst simultaneously allowing natural light into the space.

Exterior:

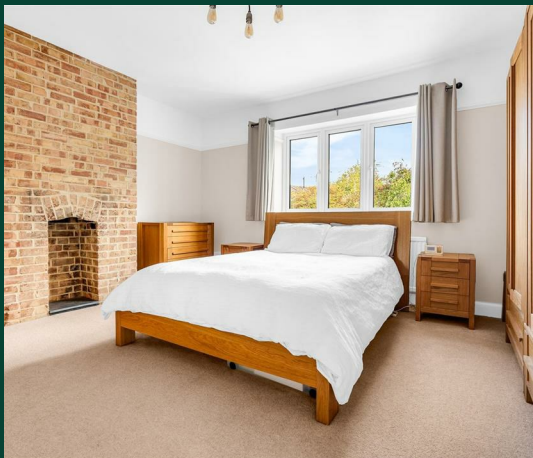
This is a very attractive house, with a lovely double fronted style that is also practical in offering ample off street parking without blocking the frontal aspect. Separate gated Yorkstone pathways run along both sides of the house, giving useful direct access to the private and unoverlooked rear garden, which is fully enclosed and secure, so ideal for pets and children. The rear garden has been cleverly landscaped to provide multiple decking and Indian Sandstone patio areas across the full width of the house and along the full length of one side of the garden, with a covered pergola in the rear corner fitted with discreet outdoor heaters. This fabulous layout links seamlessly with the conservatory to provide a multifaceted entertainment space for friends and family that will definitely be the envy of all your guests, providing sun or shade as required, with plenty of room for casual seating and dining al fresco.

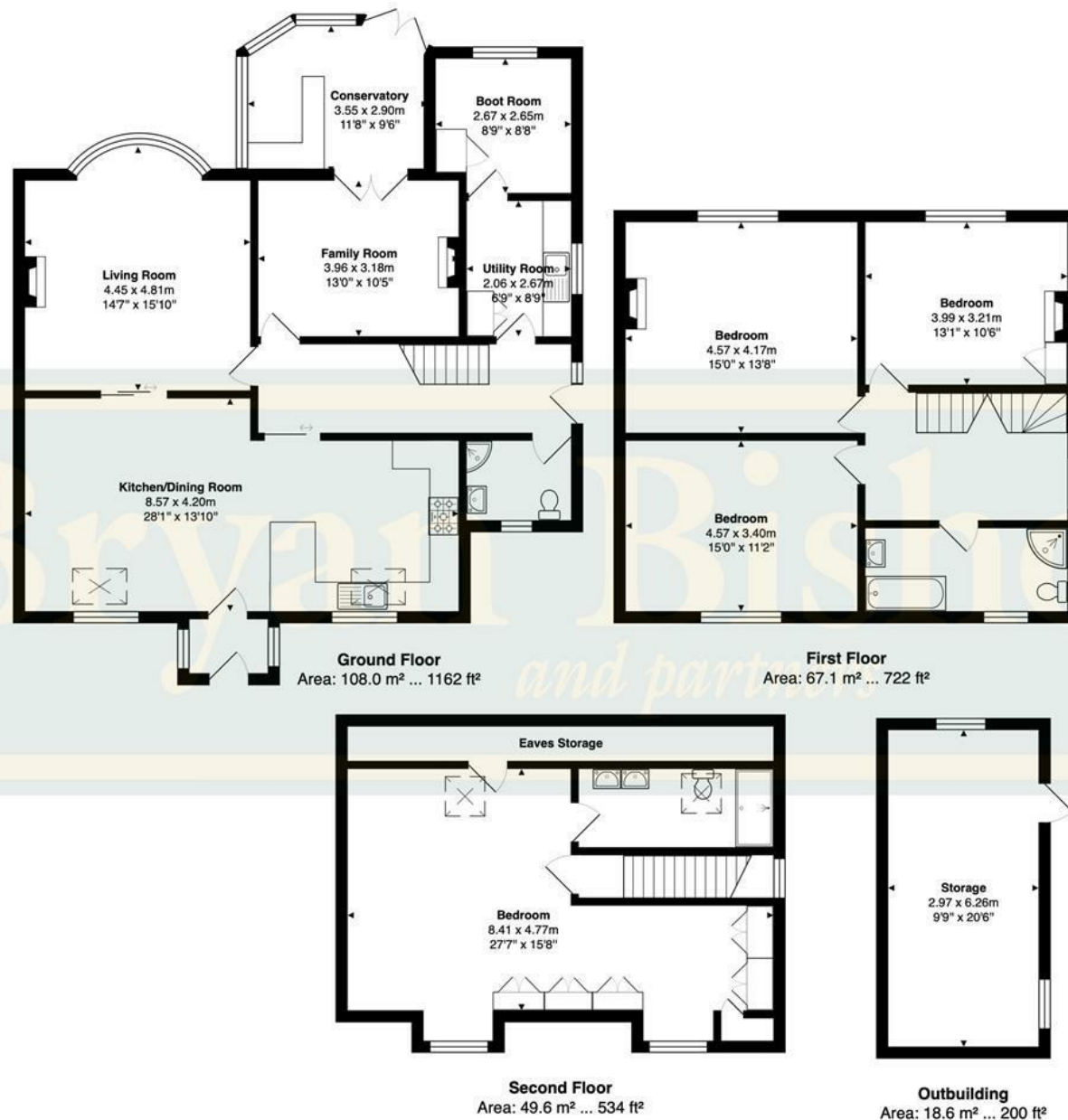
The central lawn is a good size, with the other side of the garden housing a generously proportioned garden room stretching to nearly twenty-one feet in length, presenting a terrific opportunity for a gym, office, craft studio, games room or workshop, or simply a useful storage room that is so much more convenient than an inaccessible loft!

Location:

This property is perfectly placed within the pretty village of Walkern, with its pubs, village shop, tea room, a bistro, a hairdressers, a barbers, a Post Office, primary school, church and sports club. The location offers a terrific blend of countryside setting yet within a few minutes drive of Stevenage to the west, with its comprehensive shopping, entertainment and transport links north and south by mainline train, including 23 minutes to London and the A1(M). The village benefits from Herts Lynx on demand bus service.

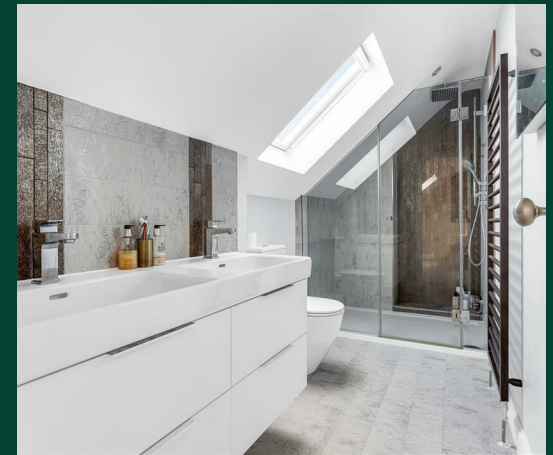






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	72	81
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







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