



Bryan Bishop
and partners

Edmonds Drive

Stevenage



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Summary

Bryan Bishop and Partners are delighted to bring to the market this delightful four bedroom, detached family home in a desirable position at the entrance to a highly regarded cul-de-sac on the eastern outskirts of Stevenage, this beautifully presented home enjoys attractive views towards Aston End and open countryside beyond.

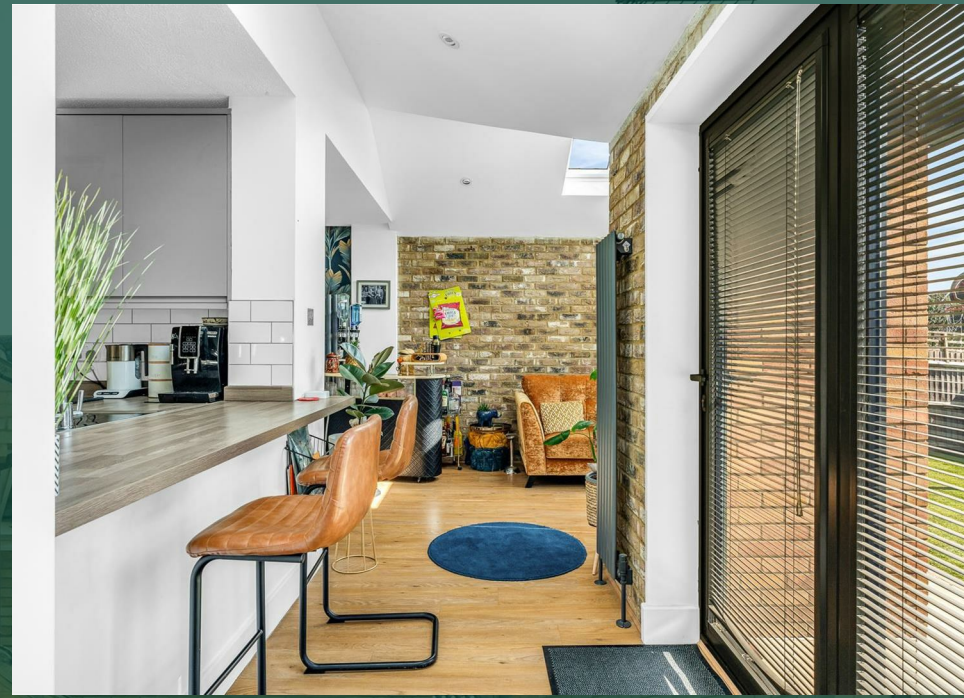
Having been significantly improved and thoughtfully extended by the current owners, the property offers stylish, contemporary accommodation finished to an exceptional standard throughout. The impressive extensions have transformed the original layout, creating a spacious and versatile family home ideally suited to modern living.

The property benefits from gas-fired central heating, double glazing throughout, and an enviable location close to local amenities, schools, transport links, and open countryside.

Accommodation

The welcoming reception hallway sets the tone for the property, featuring elegant herringbone flooring and access to a contemporary refitted cloakroom/WC. At the heart of the home is the stunning open-plan living space, comprising a generous lounge flowing seamlessly into an impressive family room with a vaulted ceiling, feature brickwork, and bi-fold doors opening onto the rear garden. This versatile area provides an abundance of natural light and creates a wonderful environment for both entertaining and family life.

The family room leads directly into a stylish open-plan kitchen and dining room, fitted with an extensive range of modern gloss units, quality integrated appliances, and a breakfast bar. A separate utility room provides valuable additional storage and practicality.





To the first floor, a split-level landing gives access to four bedrooms, including three excellent-sized double rooms. The fourth bedroom is currently utilised as a dressing room with fitted wardrobes but could easily serve as a nursery, study, or bedroom. The accommodation is further enhanced by two contemporary family bathrooms, including a recently refitted shower room finished with high-quality fixtures and fittings.

Exterior

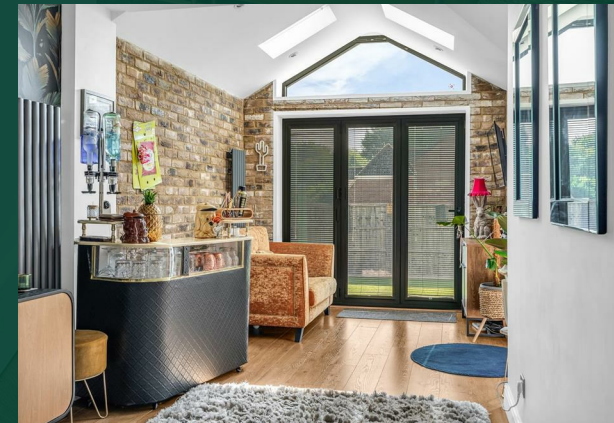
The property benefits from a low-maintenance frontage with a block-paved driveway providing off-road parking, electrical power points and a water tap, in addition there is an electric car charger. Additional resident parking is available nearby with eight shared parking bays situated within close proximity.

The rear garden has been designed for ease of maintenance, featuring an artificial lawn, enclosed fencing, outdoor power points and a water tap, and a useful timber storage shed/workshop.

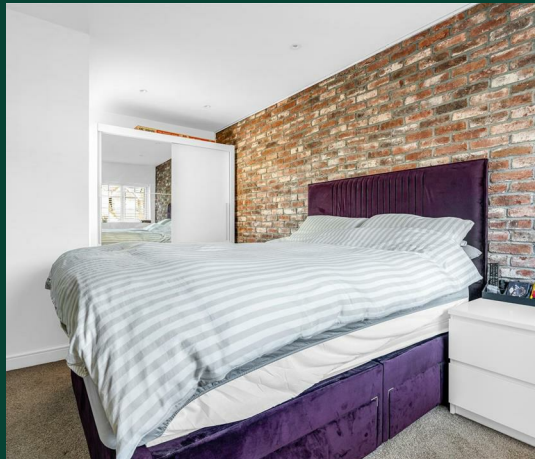
Multiple bi-fold doors from the family room create a seamless connection between the indoor and outdoor living spaces, making the garden ideal for entertaining during the warmer months.

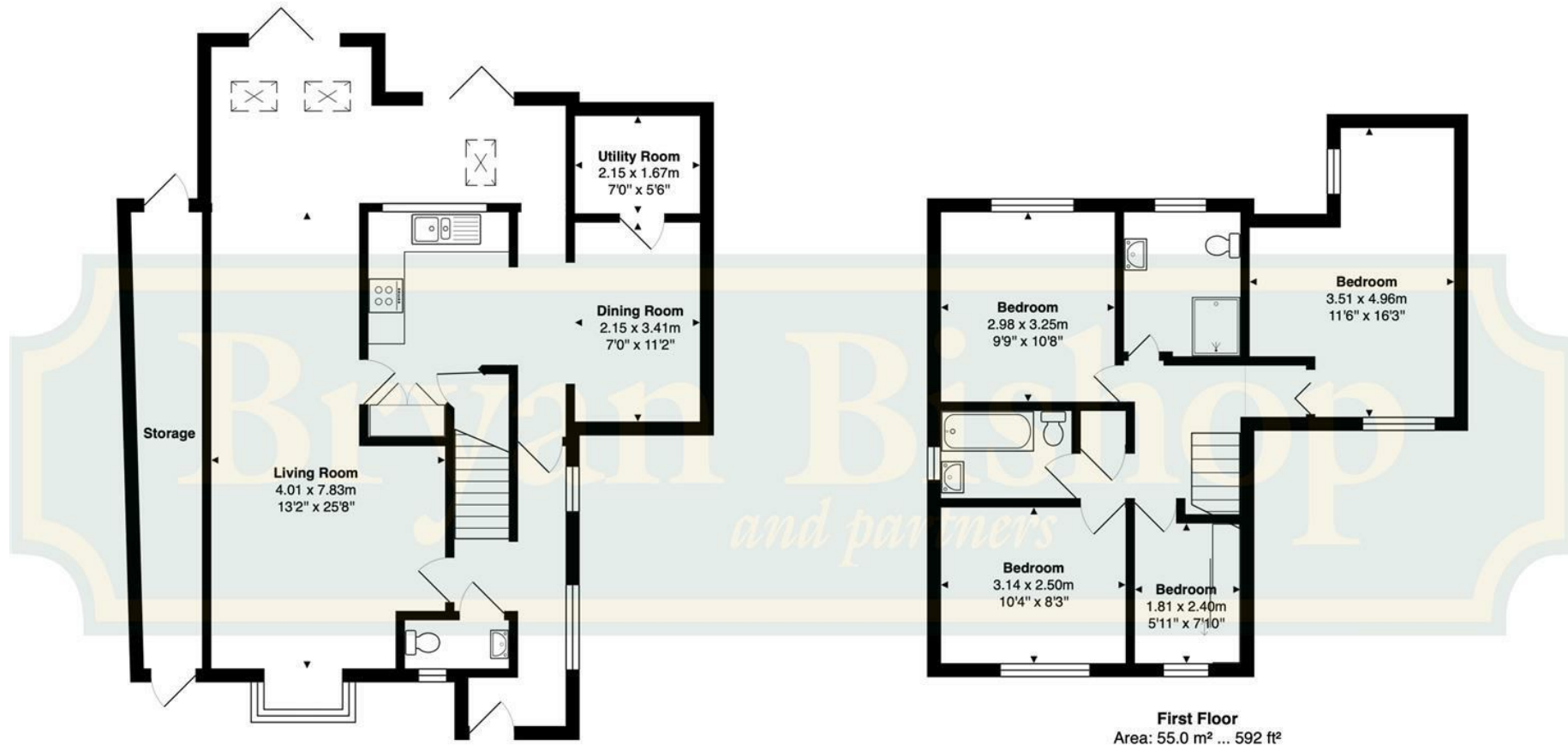
Location

The property is located within an easy walk of two Aston village pubs, Aston Primary School and the meat farm at Brookfields. Stevenage combines the charm of its historic Old Town with the convenience of a thriving New Town, offering excellent transport links via the A1(M) and fast rail services to London Kings Cross in just 23 minutes. The town benefits from a £1 billion regeneration programme, a wide range of shopping, leisure and entertainment facilities, highly regarded schools, Lister Hospital, and attractive green spaces including Fairlands Valley Park. Both Luton and Stansted airports are within easy reach, making Stevenage an ideal location for commuters and families alike.









Ground Floor
Area: 86.1 m² ... 927 ft²

First Floor
Area: 55.0 m² ... 592 ft²

Total Area: 141.1 m² ... 1519 ft²

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		72	77
EU Directive 2002/91/EC			







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