

Butler
RESIDENTIAL

11 Angotts Mead

, Stevenage, SG1 2NJ

£650,000

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Located in close proximity to Stevenage Old Town, is this detached, four bedroom family home with a garage and off road parking.

Step inside an inner hallway into a welcoming entrance hall, with space to hang coats and store bags. The generously sized lounge is flooded with natural light through a beautiful bow window, while a feature fireplace takes centre stage, creating a cosy and inviting atmosphere. Double doors lead through to the dining room, which has been extended to provide an additional seating area. French doors open directly onto the garden, seamlessly connecting the indoor and outdoor spaces, a great place to host family and friends.

Leading off the dining room is the kitchen, offering ample worktop space for preparing meals, along with a handy breakfast bar. Oak-effect cabinets provide plenty of storage, complemented by an eye-level oven, hob and integrated dishwasher.

The inner hallway also provides access to a convenient WC, while the entrance hall leads to a practical wet room with an additional airing cupboard/ storage and a garage with utility facilities.

Upstairs, there are four well-proportioned bedrooms. Bedroom one benefits from built-in wardrobes and an en-suite shower room. Two further double bedrooms enjoy views over the front and rear gardens, while the fourth bedroom is a comfortable single, currently being used as a home office. The modern family

























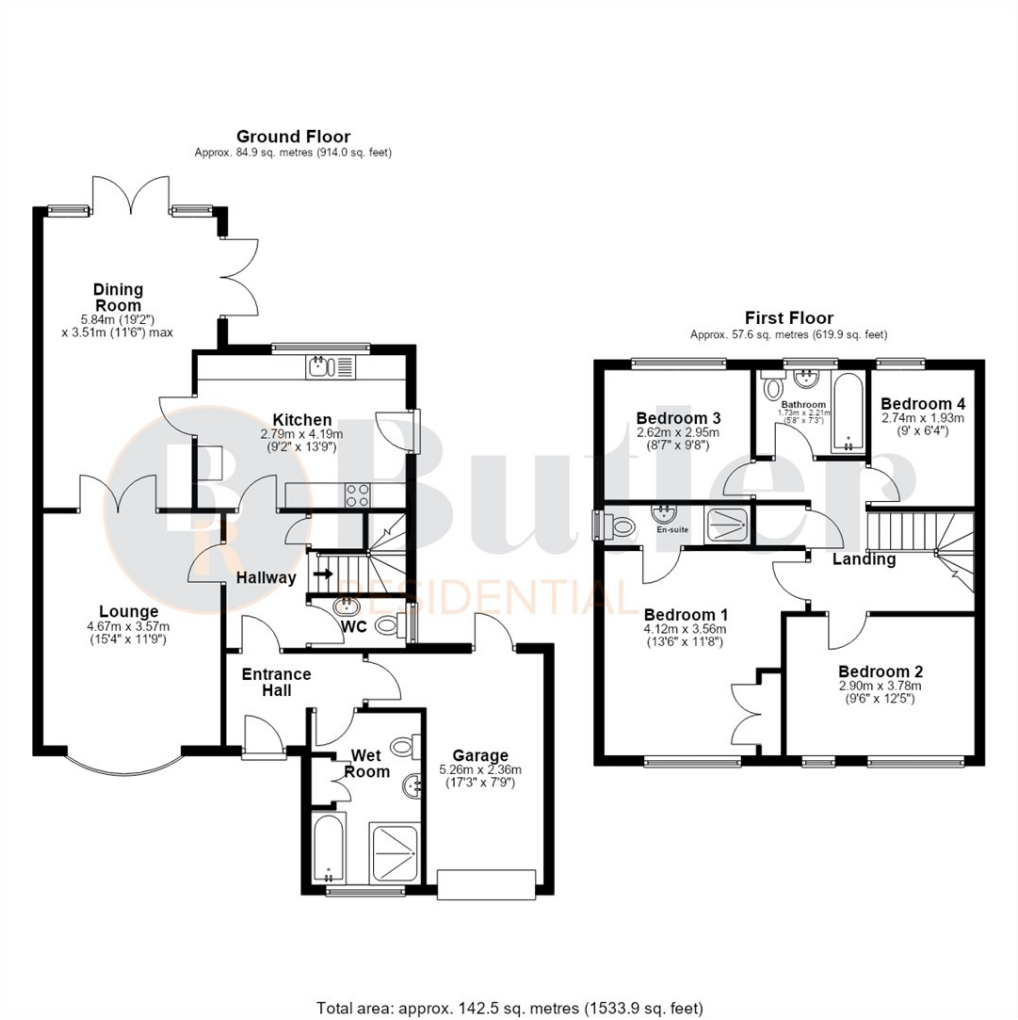
bathroom features a vanity sink and a bath with shower over.

Outside, the west-facing rear garden is a lovely spot to relax and enjoy the sunshine. It features a patio area, lawn, pond, and established shrub borders, along with a useful shed for storing bikes and gardening equipment. To the front, there is an additional lawned garden, access to the garage and off-road parking for two cars.

The property has potential for a further extension (subject to planning).

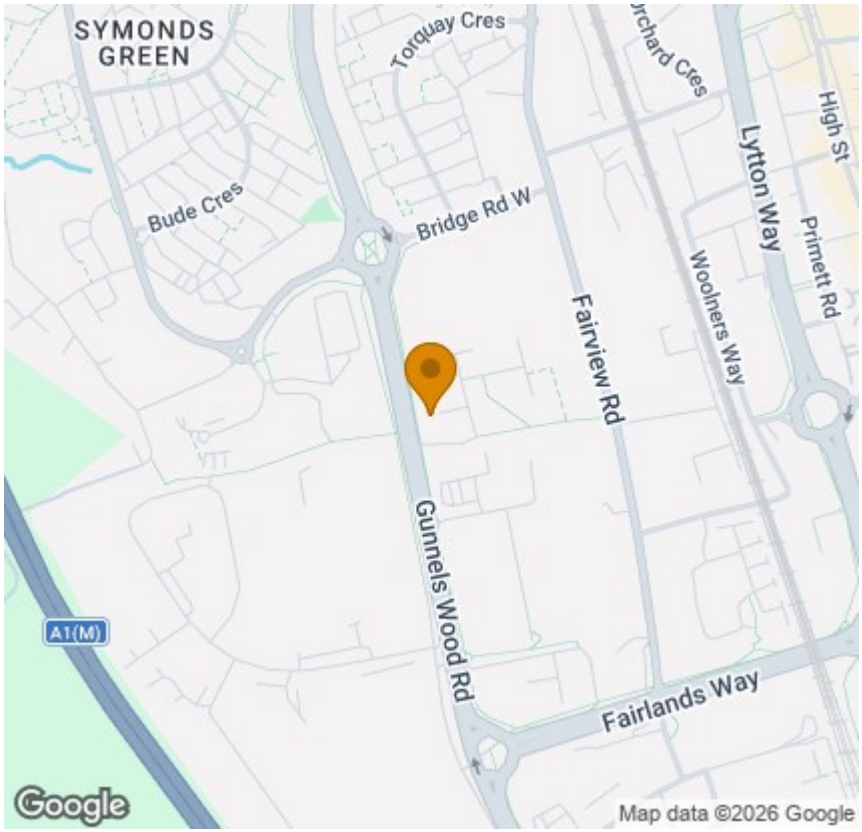
Location

Floor Plan

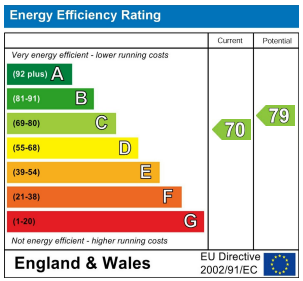


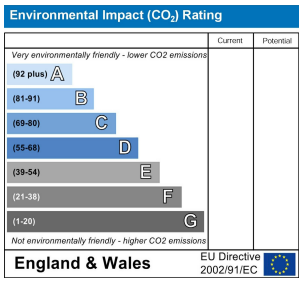
Total area: approx. 142.5 sq. metres (1533.9 sq. feet)

Area Map



Energy Efficiency Graph





Viewing

Please contact us on 01438 584400 if you wish to arrange a viewing appointment for this property or require further information.

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