



Chestnut Walk, Stevenage

AGENT HYBRID







GUIDE PRICE £900,000 - £925,000 \* We present to the market this chain-free, substantially improved four-bedroom detached family residence, positioned on a highly desirable road within easy reach of the Historic Old Town High Street and Lister Hospital.

The property has been thoughtfully modernised throughout by the current owners, resulting in a clean, contemporary "blank canvas" aesthetic that will appeal to a wide range of buyers. Enhanced by ceiling spot lighting throughout and the addition of solar panels, the home also benefits from improved energy efficiency without compromising on style.

The accommodation is introduced via an extended entrance lobby, featuring an impressive double anthracite composite front door and bespoke bench seating, ideal for everyday practicality. This flows seamlessly into a spacious entrance hallway, finished with contemporary porcelain tiled flooring and underfloor heating, setting the tone for the quality found throughout the home.

From the hallway, an opening leads into a generously proportioned lounge, complete with an inset log burner and bi-folding doors opening onto the rear garden, perfect for both family living and entertaining. Additional doors lead to a dedicated home office, a fully tiled downstairs WC, and a striking bay-fronted dining room, ideal for more formal occasions.

The heart of the home is the modern kitchen/breakfast room, fitted with sleek white cabinetry and complemented by granite worktops, splashbacks, and granite tiled flooring, all benefiting from underfloor heating. An inner door provides access to a separate utility room, which in turn offers convenient internal access to the double garage.

Stairs rise to the first-floor landing, where you will find a stylish family bathroom, fully tiled in ceramic floor and wall tiles, along with three well-proportioned double bedrooms. The dual-aspect principal bedroom is particularly impressive, featuring a contemporary en-suite shower room, finished to the same high standard as the family bathroom.

Externally, the property continues to impress with a generous south-facing rear garden, designed for both relaxation and entertainment. Highlights include a dedicated outdoor kitchen and BBQ area, a wide patio seating terrace, lawn, and a 21'1" x 8'4" heated swimming pool, complete with a sleek aluminium Iglu-style pool enclosure, allowing for extended seasonal use.

Further benefits include an attached double garage with remote-controlled shutter door and a private driveway providing parking for up to four vehicles.

This exceptional family home offers a rare blend of space, modern design, and lifestyle features in one of Old Town's most sought-after locations. Early viewing is highly recommended to fully appreciate everything this property has to offer.

#### **DIMENSIONS**

Lobby 9'9 x 8'1  
 Entrance Hallway 10'6 x 10'1 (main)  
 Lounge 18'0 x 11'11  
 Home Office 10'1 x 7'2  
 Dining Room 13'8 x 11'8 (excl bay)  
 Kitchen/Breakfast Room 13'7 x 10'2  
 Utility 13'4 x 4'6  
 Principle Bedroom 18'0 x 11'11  
 En-Suite 8'2 x 3'9  
 Bedroom 2: 13'7 x 11'7  
 Bedroom 3: 13'7 x 10'4  
 Bedroom 4: 13'5 x 10'7  
 Family Bathroom 8'3 x 5'10  
 Double Garage 18'3 x 14'3  
 Swimming Pool 21'1 x 8'4 (4'3 depth)





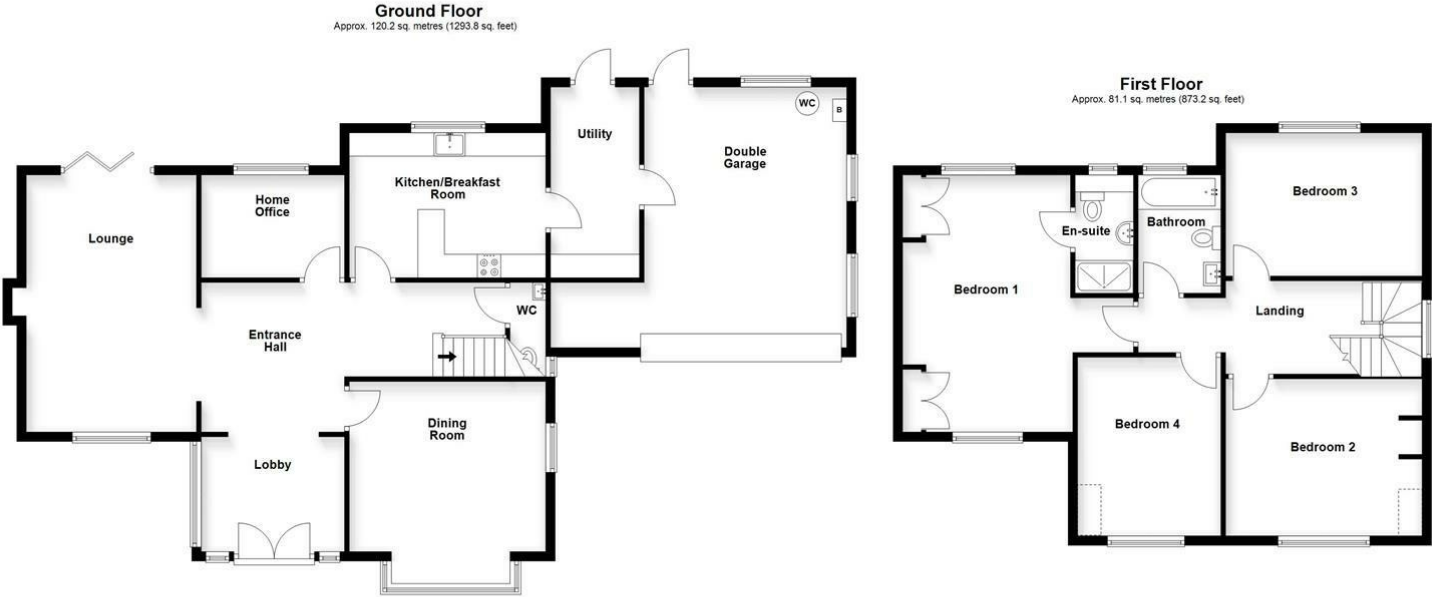
- CHAIN-FREE FOUR-BEDROOM DETACHED FAMILY HOME
- PRESTIGIOUS LOCATION CLOSE TO OLD TOWN HIGH STREET & LISTER HOSPITAL
- BEAUTIFULLY MODERNISED THROUGHOUT TO A CONTEMPORARY BLANK CANVAS FINISH
- PORCELAIN TILED FLOORS WITH UNDERFLOOR HEATING
- IMPRESSIVE LOUNGE WITH LOG BURNER AND BI-FOLD DOORS
- STYLISH KITCHEN/BREAKFAST ROOM WITH GRANITE WORKTOPS
- DUAL-ASPECT PRINCIPAL BEDROOM WITH MODERN EN-SUITE
- SOUTH-FACING GARDEN WITH OUTDOOR KITCHEN AND BBQ AREA
- HEATED SWIMMING POOL WITH CONTEMPORARY ALUMINIUM ENCLOSURE
- DOUBLE GARAGE AND DRIVEWAY PARKING FOR UP TO FOUR VEHICLES











Total area: approx. 201.3 sq. metres (2167.0 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans and included, they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	