



Ely Close
Stevenage | SG1 4NW

AGENT HYBRID

**Guide Price £400,000 -
£425,000**



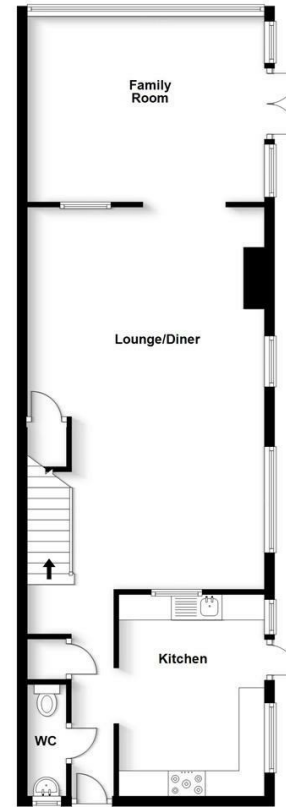
Agent Hybrid proudly presents a deceptively spacious and extended four-bedroom (formerly five) end-of-terrace family home, nestled in a private corner setting on the periphery of the Martins Wood area in Stevenage. This well-presented home offers ample space and modern living throughout. Upon entering, you are greeted by a new composite front door that opens into the entrance hallway, with access to a downstairs WC. The contemporary kitchen is fitted with sleek white gloss units and integral appliances, offering a bright and functional space, with a serving hatch providing a view into the expansive lounge/diner. The lounge/diner boasts a brick-built fireplace with a log burner, perfect for cosy evenings. An adjoining family room, formerly a conservatory, has been enhanced with a tiled roof, making it usable year-round.

Attractive oak wood stairs, complemented by a glass balustrade, lead to the first-floor landing where you will find four generously sized bedrooms. The luxurious family bathroom is a highlight, featuring a freestanding bath with floor-standing tap, a large walk-in shower, and his-and-hers sinks. Externally, the property benefits from a low-maintenance wrap-around garden, designed for privacy and relaxation with patio seating, artificial lawn, and a raised block-paved area that accommodates a home office. Parking is available on a first-come, first-served basis within the road. Viewing is highly recommended to fully appreciate the space and quality this home offers.

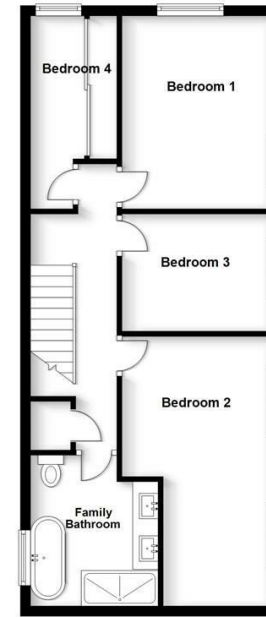
DIMENSIONS

- Entrance Hallway
- Downstairs WC 7'3 x 2'6
- Kitchen 13'0 x 9'5
- Lounge/Diner 24'8 x 15'8
- Family Room 15'1 x 12'0
- Bedroom 1: 12'3 x 9'2
- Bedroom 2: 11'77 x 9'1
- Bedroom 3: 9'2 x 7'3
- Bedroom 4: (dressing room) 12'6 x 6'2 inc robes
- Family Bathroom 9'9 x 8'3
- Home Office 10'2 x 7'6

Ground Floor
Approx. 71.8 sq. metres (772.5 sq. feet)



First Floor
Approx. 54.3 sq. metres (584.7 sq. feet)



Total area: approx. 126.1 sq. metres (1357.2 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Some sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any 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) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		

Agent Hybrid
57 High Street, Stevenage, Hertfordshire, SG1 3AQ
Tel: 01438 870673 - enquiries@agenthybrid.co.uk
www.agenthybrid.co.uk

AGENT HYBRID