



Lodge Way, Stevenage

AGENT HYBRID





Agent Hybrid is delighted to present to the market this beautifully extended and fully modernised four-bedroom semi-detached family home, situated in a highly sought-after location.

The current owners have cherished the property for approximately seven years, during which time they have thoughtfully extended the home both to the rear and with a double-storey addition to the side, changed the boiler and updated the windows and doors throughout.

Upon entering, you are welcomed into a spacious hallway, complete with bespoke under-stairs storage, a staircase leading to the upper floor, and doors leading to the lounge and kitchen-diner. The lounge boasts a large open bay window to the front, a central feature fireplace, and a direct entry into the dining area of the kitchen. The kitchen has been meticulously re-fitted to a high standard, featuring elegant dove grey shaker-style cupboards, expansive Quartz worktops, and a range of integrated appliances. Bathed in natural light, this space flows seamlessly into the single-storey extension, currently utilised as a separate family room.

From the kitchen, a door leads to the lower level of the double-storey extension, which includes a convenient downstairs WC, a generous utility room that mirrors the kitchen's stylish design, a door opening out to the rear garden, and access to the office/home salon.

Upstairs, a long, airy landing connects to all rooms. The master bedroom, located above the double-storey extension, offers a spacious retreat with ample room for all your furnishings, a dedicated dressing area, and a beautifully tiled en-suite shower room featuring a large walk-in double-width shower, WC, and vanity sink. Bedroom two is a large double, offering plenty of space for freestanding wardrobes. Bedrooms three and four both include built-in storage, and the family bathroom completes this floor.

The SOUTH WEST FACING rear garden can be accessed from the family room, utility room, or home salon. It features a spacious full-width Indian sandstone patio, perfect for outdoor seating, which steps down to a large, secluded lawn bordered by trees. The patio extends around to the side of the house, where gated access leads to the front. The driveway offers parking for 2-3 cars, and an electric roller shutter door provides access to the extended, larger-than-average garage.

Viewing this exceptional home is highly recommended!

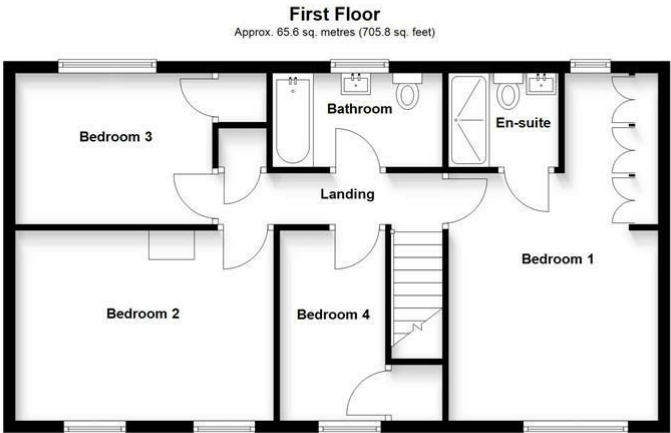
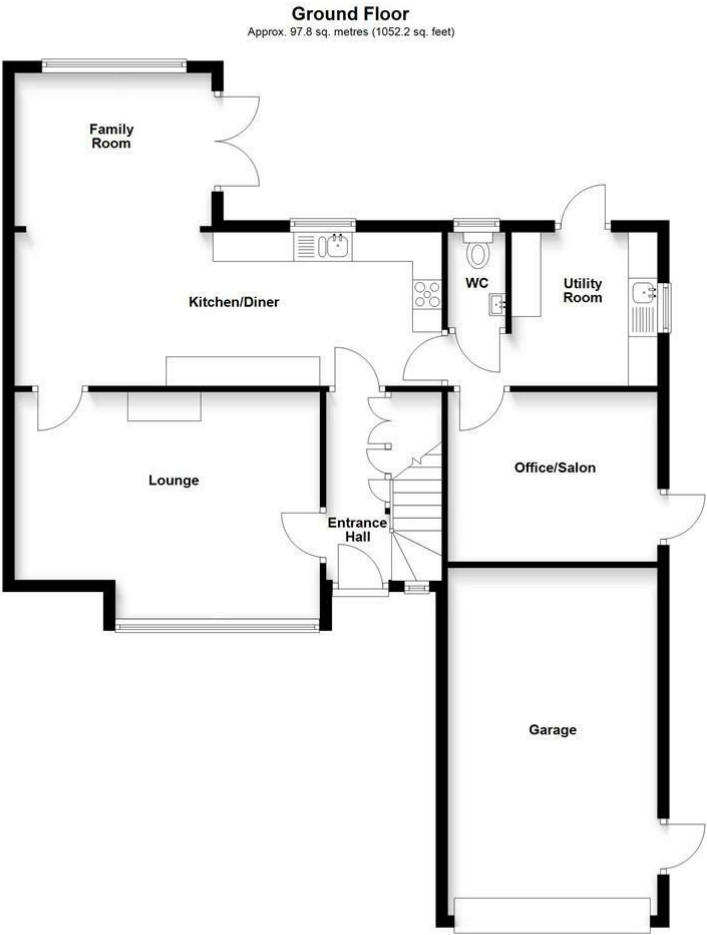
Entrance Hallway - 6'6 x 11'3
 Lounge - 12'8 into bay x 17'2
 Kitchen/Diner - 24'2 x 8'8
 Family Room - 8'7 x 11'1
 DSWC - 5'4 x 3'3
 Utility Room - 11'9 x 9'8
 Home Office/Salon - 9'7 x 12'0
 Landing - 12'9 x 2'7
 Bedroom 1 - 19'6 max x 11'6
 En-Suite - 6'2 x 5'3
 Bedroom 2 - 14'2 x 10'8
 Bedroom 3 - 8'9 x 11'11
 Bedroom 4 - 6'5 x 10'7
 Bathroom - 10'1 x 5'5
 Garage - 12'6 x 19'6



- HEAVILY EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME
- SET WITHIN A HIGHLY DESIRABLE LOCATION
- ENTRANCE HALLWAY WITH CUSTOM BUILT UNDERSTAIRS STORAGE
- SPACIOUS LOUNGE WITH LARGE OPEN BAY WINDOW
- RE-FITTED KITCHEN DINER AND UTILITY WITH QUARTZ WORK SURFACES
- SINGLE STOREY REAR EXTENSION AND DOUBLE STOREY SIDE EXTENSION WITH DSWC, UTILITY AND HOME SALON
- MASTER BEDROOM WITH DRESSING AREA AND EN-SUITE SHOWER ROOM
- THREE FURTHER GOOD SIZED BEDROOMS AND A FAMILY BATHROOM
- LARGE SOUTH WEST FACING REAR GARDEN
- DRIVEWAY FOR UP TO THREE CARS AND A LARGE GARAGE







Total area: approx. 163.3 sq. metres (1758.0 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) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC