



Dawlish Close, Stevenage

AGENT HYBRID



GUIDE PRICE £525,000 - £550,000 \* We are delighted to present this beautifully redecorated and substantially extended four-bedroom detached family home, offered to the market chain free and perfectly positioned on a sought-after road in the heart of Bragbury End, nestled within a peaceful cul-de-sac.

Upon entering, you are welcomed by a generous entrance hallway with a staircase leading to the first floor and access to the downstairs WC, a bright and spacious dual-aspect lounge, an extended kitchen, and a separate extended dining room. The kitchen, thoughtfully enlarged prior to the current ownership, now boasts ample space and a convenient side door opening onto the rear garden. The dining room (also extended) features a stylish serving hatch into the kitchen and patio doors that flow seamlessly into a large, light-filled conservatory, which in turn opens out to the private rear garden.

Upstairs, a bright and airy landing provides access to four well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys a mature, south-facing rear garden offering excellent privacy. There is direct access to the garage, which benefits from power and lighting, as well as gated side access to the front of the property. The front driveway comfortably accommodates up to three vehicles, with scope to extend further if desired.

Entrance Hallway - 19'7 max x 3'9 increasing to 6'2

Downstairs Cloakroom - 5'5 x 2'9

Lounge - 19'1 x 9'7 increasing to 10'7

Kitchen - 8'6 x 17'4

Dining Room - 10'0 x 10'2 increasing to 17'3

Conservatory - 9'5 x 9'0

Landing

Bedroom 1 - 10'7 x 10'0

Bedroom 2 - 10'3 x 10'6

Bedroom 3 - 9'7 x 8'3

Bedroom 4 - 8'8 x 7'1

Bathroom - 7'2 x 5'1

Garage - 8'2 x 17'7



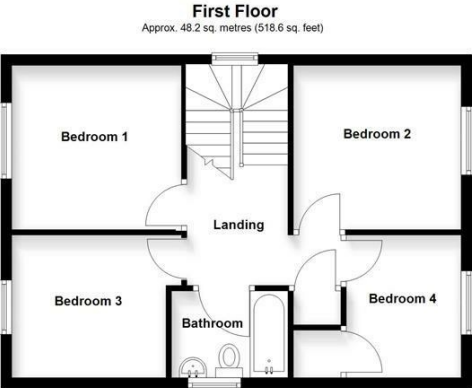
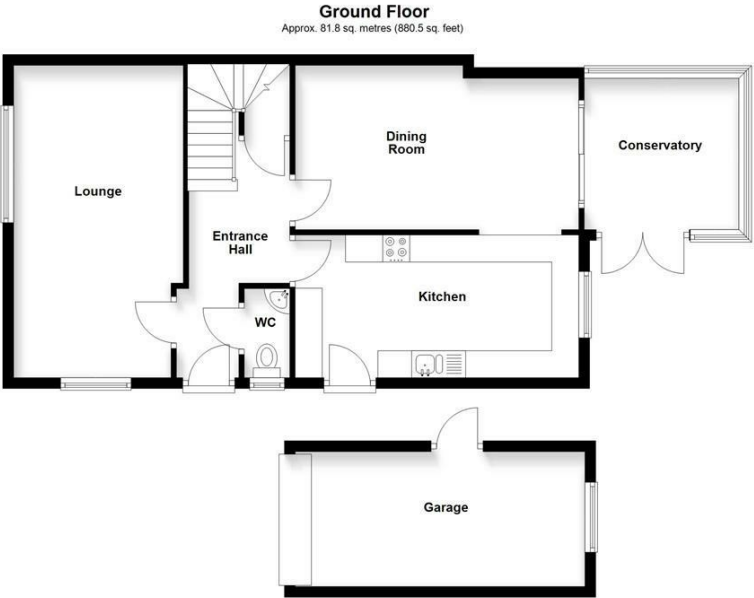




- GUIDE PRICE £525,000 - £550,000 \* FOUR BEDROOM DETACHED HOME
- SOUGHT AFTER BRAGBURY END LOCATION
- GROUND FLOOR EXTENSION AND REDECORATED THROUGHOUT
- ENTRANCE HALLWAY WITH DSWC
- SPACIOUS LOUNGE & EXTENDED KITCHEN
- EXTENDED DINING ROOM AND CONSERVATORY
- FOUR GOOD SIZED BEDROOMS AND FAMILY BATHROOM
- SOUTH EAST FACING PRIVATE REAR GARDEN
- GARAGE AND DRIVEWAY FOR MULTIPLE CARS
- CHAIN FREE







Total area: approx. 130.0 sq. metres (1399.1 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. Rome sizes should not be relied upon for furnishing purposed 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.

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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 83        |
| (69-80) C                                   | 67      |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |



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