



Norwich Close, Wellfield Wood, Stevenage, SG1 4NU

Spacious Three Bedroom Family Home with a Garage situated in Wellfield Wood. Features include, Solar Panelling, Fitted Kitchen, Lounge/Diner, Downstairs Cloakroom, Utility Room, Sun Room, Two Double Bedrooms and One Single Bedroom, Fitted Bathroom with Jacuzzi Bath, NO ONWARD CHAIN

Offers Over £300,000

Norwich Close, Wellfield Wood, Stevenage, SG1 4NU



- Spacious Three Bedroom Family Home with a Garage
- Fitted Kitchen
- Utility Room
- Fitted Bathroom
- Situated in Wellfield Wood
- Lounge/Diner
- Sun Room
- Solar Panelling
- Downstairs Cloakroom
- Two Double Bedrooms and One Single Bedroom

Entrance Hallway

5'3" x 6'8" (1.60m x 2.03m)

Double Glazed Door to Front Aspect, Doors to Utility Room, Downstairs Cloakroom, Door to Lounge Area, Loft Access.

Downstairs Cloakroom

7'1" x 2'7" (2.16m x 0.79m)

Low Level W.C, Window to Side Aspect, Wash Basin with Tiled Splash Back.

Store Room

5'5" x 6'0" (1.65m x 1.83m)

Power and Lighting, Extractor Fan, Coved Ceiling.

Lounge/Diner

23'9" x 16'8" max / 9'4" min (7.24m x 5.08m max / 2.84m min) Electric Fire with Wooden Mantle, Double Glazed Window to Rear and Front Aspect, T.V Point, Stairs to 1st Floor Landing, Door to Kitchen Area, Upper Lounge Area is currently used as a Bar Area ideal for entertaining.

Kitchen

14'6" x 7'3" (4.42 x 2.21)

Roll Top Work Surfaces, Cupboards at Eye and Base Level, Tiled Flooring, Space for Washing Machine, Space for Slimline and Fridge Freezer, Induction Hob, Built in Samsung Oven, Tiled Splash Back, Extractor Fan, Stainless Steel Sink and Mixer Tap with Flexible Head, Door Leading to Sun Room, Coved Ceiling.

Sun Room

9'5" x 7'10" (2.87 x 2.39)

Ideal Room for Relaxing, Heater, Power and Lighting,

Landing

Doors to all rooms, Cupboard with Valliant Combi Bolier, Loft Access with Ladder.

Bedroom One

13'10" x 8'3" (4.22 x 2.51)

Single Panel Radiator, Coved Ceiling, Fitted Wardrobe, T.V Point, Double Glazed Window to Rear Aspect.

Bedroom Two

12'8" x 9'2" (3.86 x 2.79)

Fitted Wardrobe, Single Panel Radiator, Double Glazed Window to Front Aspect.

Bedroom Three

11'3" x 5'8" (3.43 x 1.73)

Single Panel Radiator, Double Glazed Window to Rear Aspect, Coved Ceiling, Broadband Connection.

Bathroom

Jacuzzi Bath with Jets and Mellow Lighting and Adjustable Head Rest, Coved Ceiling, Mains Shower over Bath, Wash Basin with Tiled Splash Back, Vanity Cupboard, Heated Towel Rail, Shelving, Spot Lighting, Fully Tiled Surround.

Rear Garden

8 x 4 Shed, Fully Paved, Timber Fencing. Raised Decking.

Front Garden

Picket Fencing, Bin Storage.

Garage

Garage with Metal Up and Over Door located in front of the property.

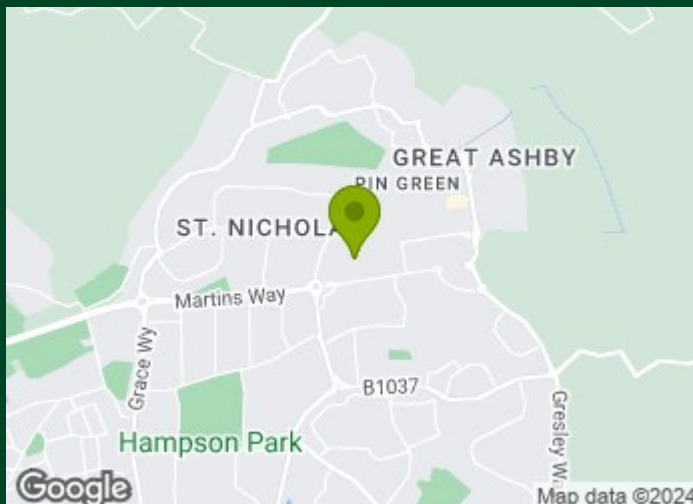
Solar Panelling and Other Information

Note this property benefits from solar panelling which was installed by EON which was installed in 2014 by the previous owner, the current income per quarture £88.00, approx total income per year £320.00

The current owner is moving to a new build which completes the chain.

Local Information

Wellfield Wood is Located in the North of Stevenage situated close to Local Shops including the Oval Shopping Complex, The Property is also located close to the Lister Hospital and has easy access to the A1(M).



Directions



Floor Plan



Council Tax Details

Band C

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
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<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	