



NO PARKING
DRIVEWAY
IN CONSTANT
USE

Shephall View, Stevenage,

Guide Price £550,000



GUIDE PRICE £550,000 - £580,000 ****LIFESTYLE PROPERTY**** This Truly **OUTSTANDING FOUR/FIVE BEDROOM** Family Home with **DOUBLE CAR PORT** and **ELECTRIC GATED** Access within Easy Proximity to Stevenage Train Station, New Town and Old Town. Features include **CINEMA ROOM**, Fitted Kitchen/Breakfast Room, Family Room, Downstairs Bedroom and Ensuite, Utility Room, Downstairs W.C, Four Further Upstairs Bedrooms, Family Bathroom, Landscaped Rear Garden, Viewing Strongly Suggested with **NO ONWARD CHAIN**.





- Truly Outstanding Four/Five Bedroom Family Home
- Double Car Port and Electric Gates
- Within Easy Proximity to Stevenage Train Station, New Town and Old Town
- Cinema Room
- Fitted Kitchen/Breakfast Room
- Family Room
- Downstairs Bedroom and Ensuite
- Utility Room
- Downstairs W.C
- Landscaped Rear Garden









Entrance Hallway

11'5 x 3'7 (3.48m x 1.09m)
Stairs to 1st Floor Landing, Door to Kitchen/Breakfast Room, Modern Radiator, Double Glazed Window to Front Aspect, LED Spot Lighting.

Modern Kitchen/Breakfast Room

10'0 x 19'6 (3.05m x 5.94m)
Tiled Flooring, LED Spot Lighting, Modern Radiator, Roll Top Work Surfaces, Breakfast Bar, USB Port, Built in Samsung Cooker, Breakfast Bar, Electric Hob, Built in Beko Dishwasher, Double Freezer and Fridge, Large Stainless Steel Extractor, 1 and Half Bow Sink and Drainer, Door to Family Room and Cinema Room.

Family Room

11'5 x 16'3 (3.48m x 4.95m)
Double Glazed Window to Front Aspect, Modern Radiator, Shelving Unit with Lighting, Storage Cupboard, Smoke Alarm, Mood Lighting, CCTV System (RRP £500), Electric Fireplace with Remote Control, T.V Point & Entertainment/Communication Area.

Utility Room

12'5" x 16'4" (3.81m x 5m)
Consumer Unit (Updated 2021), Gas Meter, Ideal Combi Boiler, Space for Washing Machine and Tumble Dryer.

Downstairs Cloakroom

4'2 x 2'5 (1.27m x 0.74m)
Low Level W.C, Hand Basin with Mixer Tap, Spot Lighting.

Bedroom 5 / Reception Room

11'7 x 11'4 (3.53m x 3.45m)
CCTV Port, T.V Point, Single Panel Radiator x 2, Laminate Flooring, Loft Access, Fitted Up and Over Doors, French Door Opening to Garden, Door to Ensuite.

Ensuite to Bedroom 5

Low Level W.C, Wash Basin with Mixer Tap, Auto Lighting, Fully Tiled Surround, Shelving, Heated Towel Rail, Double Glazed Window to Front Aspect, Rainfall Shower, Vanity Cupboard.

Cinema Room

12'6 x 15'6 (3.81m x 4.72m)
CCTV, Dimer Spot Lighting, Double Glazed Window to Side Aspect, Available to Purchase - 4k Gaming Projector screen 125" inches 15ms latency, 4k 120HZ projector (ceiling mounted), 7.1 Surround sound Speakers (upgradable to 9.1 for Atomos), TV wall (Sony 85" 4k 120HZ screen 6ms latency) (£5000)

Landing

15'6 x 2'9 (4.72m x 0.84m)
Doors all rooms, Loft Access, Double Glazed Window to Side Aspect.

Bedroom One

11'5 x 9'10 (3.48m x 3.00m)
Double Glazed Window to Front Aspect, Single Panel Radiator, Laminate Flooring.

Bedroom Two

11'5 x 9'6 (3.48m x 2.90m)
Double Glazed Window to Front Aspect, Laminate Flooring, Large Over Stairs Cupboard.

Bedroom Three

7'0 x 9'11 (2.13m x 3.02m)
Double Glazed Window to Rear Aspect, Laminate Flooring, Single Panel Radiator.

Bedroom Four

10'1 x 6'11 (3.07m x 2.11m)
Double Glazed Window to Rear Aspect, LED Lighting, Laminate Flooring.

Family Bathroom

7'0 x 5'5 (2.13m x 1.65m)
Fully Tiled, Low Level W.C, Wash Basin with Mixer Tap, Heated Towel Rail, Double Glazed Window to Side Aspect, Shower Cubicle with Mains Shower, Vanity Cupboard, Extractor Fan, Tiled Flooring.

Rear Garden

Decking Area, Artificial Grass, Brick Wall Perimeter, 6.5 Meter Electric Double Gates with own consumer unit, Outside Lighting, Storage Shed - 10'0 x 9'11 with Power and Lighting, Internet Access, Wiring for EV car charge point.

Double Car Port and Driveway

6M x 7M
Driveway for up to 5 cars which includes an additional car to be parking in front of the gates, Power and Strip Lighting, Storage Cupboards.

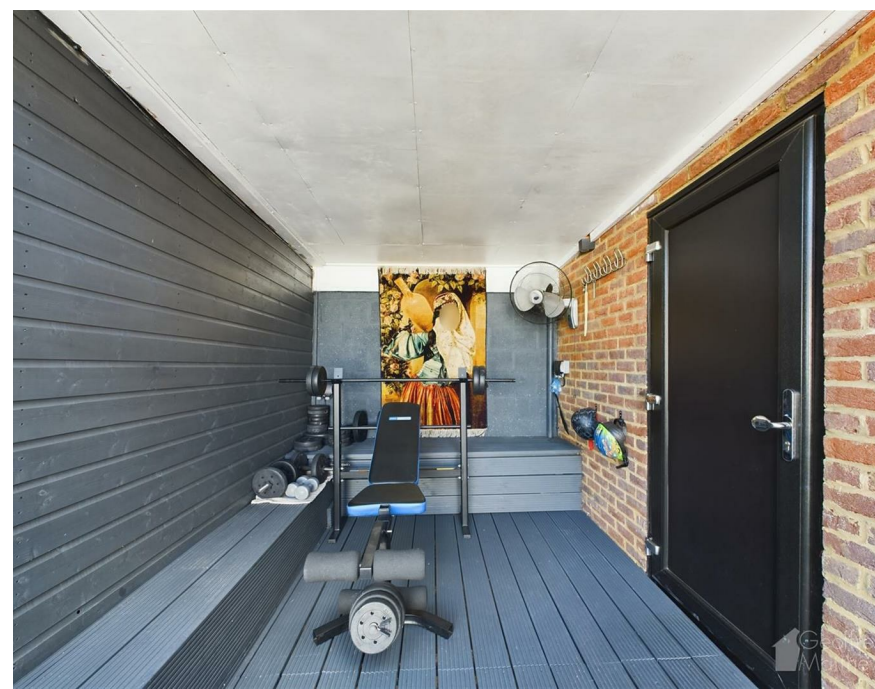
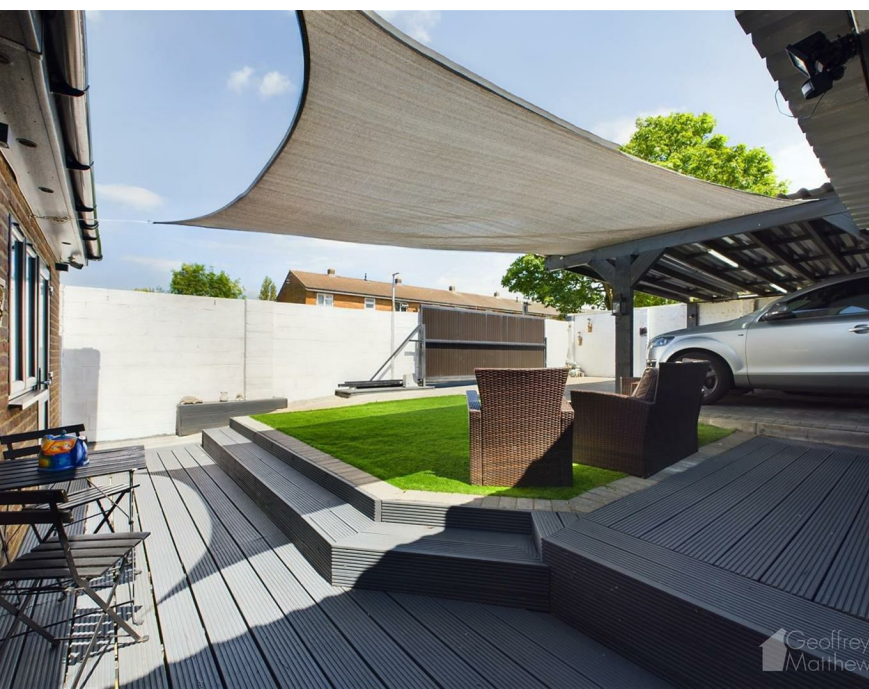
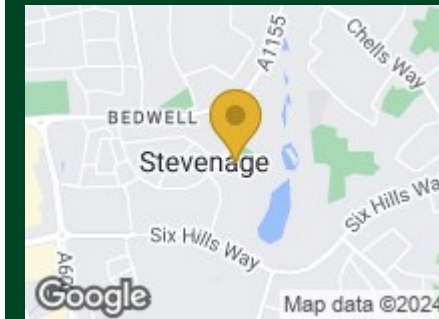
Front Garden and Side Bin Storage

Laid to Lawn. Block Paved Area for Bin Storage, Side Gated Access.

Other Information and Local Information

Also Available to purchase.
Home Networking XR700 - Nighthawk Pro Gaming Router (Cinema room), Every room is hard wired with CAT 8 Ethernet cable. 4 Access Points (Lounge, Bedroom 5, Bedroom 1, Driveway) (£1000)





Council Tax Details

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	

Not energy efficient - higher running costs
 England & Wales EU Directive 2002/91/EC

Not environmentally friendly - higher CO₂ emissions
 England & Wales EU Directive 2003/91/EC



Approximate total area^m
1424.77 ft²
132.37 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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