



Webb Rise, Pin Green, Stevenage, SG1 5QG

JAW DROPPING and EXTENDED Three Bedroom FAMILY HOME with GARAGE and DRIVEWAY Located in a PEACEFUL Cul De Sac in Pin Green within easy access to Stevenage New Town and Train Station. Features include, OPENPLAN Fitted Kitchen and Dining Room with Breakfast Bar, Downstairs Cloakroom, UTILITY ROOM, EXTENDED Lounge with FEATURED STONE WALL Opening to Playroom and Downstairs Office, Three Sizable Bedrooms, Fitted Family Bathroom, Low Maintenance Rear Garden, VIEWING STRONGLY SUGGESTED.

£400,000

Webb Rise, Pin Green, Stevenage, SG1 5QG

- Jaw dropping and Extended Three Bedroom Family Home
- Located in a Peaceful Cul De Sac in Pin Green
- Open Plan Kitchen and Dining Room with Breakfast Bar
- Extended Lounge with Featured Stone Wall
- Three Sizable Bedrooms,
- Garage and Driveway
- Within easy access to Stevenage New Town and Train Station
- Downstairs W.C and Utility Room
- Playroom and Downstairs Office
- Fitted Family Bathroom

Entrance Hallway

Tiled Flooring, Composite Door to Front Aspect, Consumer Unit, Stairs to 1st Floor Landing, Coved Ceiling, Single Panel Radiator, Up Lighters, Nest Google Heating Control.

Downstairs W.C

5'10 x 2'8 (1.78m x 0.81m)

low Level W.C, Hand Basin with Tiled Splash Back, Extractor Fan, Coved Ceiling.

Utility Room

5'11 x 5'11 (1.80m x 1.80m)

Roll Top Work Surfaces, Plumbing for Washing Machine, Roll Top Work Surfaces.

Lounge Area

17'7 x 16'8 (5.36m x 5.08m)

Gas Fire, Laminate Flooring, Coved Ceiling, Stone Wall, Double Panel Radiator, T.V Point, Double Doors to Kitchen/Diner and Playroom.

Modern Kitchen/Diner

Roll Top Work Surfaces, Double Glazed Window to Front Aspect, Coved Ceiling, Bosch Induction Hob, Breakfast Bar, Brushed Gold One and Half Bowl Sink, Space for Fridge/Freezer, Build in Dishwasher, Double Glazed Window to Front Aspect, Porcelain Tiled Flooring, Under stairs Cupboard, Single Panel Radiator, Brushed Gold Sockets and USB Points.

Playroom

12'8 x 7'8 (3.86m x 2.34m)

Laminate Flooring, Up Lighting, French Doors Opening to Rear Garden.

Office

7'7 x 5'11 (2.31m x 1.80m)

Tiled Flooring, Single Panel Radiator, Double Glazed Window to Rear Aspect, Coved Ceiling.

Landing

6'7 x 3'11 (2.01m x 1.19m)

Doors to all rooms, Loft Access, Airing Cupboard with Ideal Boiler (installed in 2017)

Bedroom One

9'6 x 12'6 (2.90m x 3.81m)

Single Panel Radiator, Double Glazed Window to Rear Aspect, 2 x Mirrored Wardrobes, Coved Ceiling.

Bedroom Two

14'0 x 8'2 (4.27m x 2.49m)

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

Bedroom Three

6'8 x 11'7 (2.03m x 3.53m)

Single Panel Radiator, Over stairs Cupboard, Double Glazed Window to Front Aspect, Coved Ceiling.

Fitted Bathroom

5'6 x 6'8 (1.68m x 2.03m)

Laminate Flooring, Wash Basin with Tiled Splash Back, Low Level W.C, Bath and Mixer Tap, Coved Ceiling, Double Glazed Window to Front Aspect, Fully Tiled Surround, Heated Towel Rail.

Rear Garden

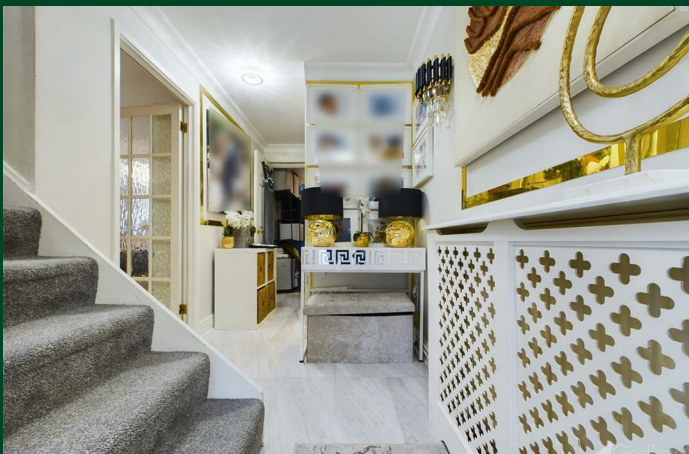
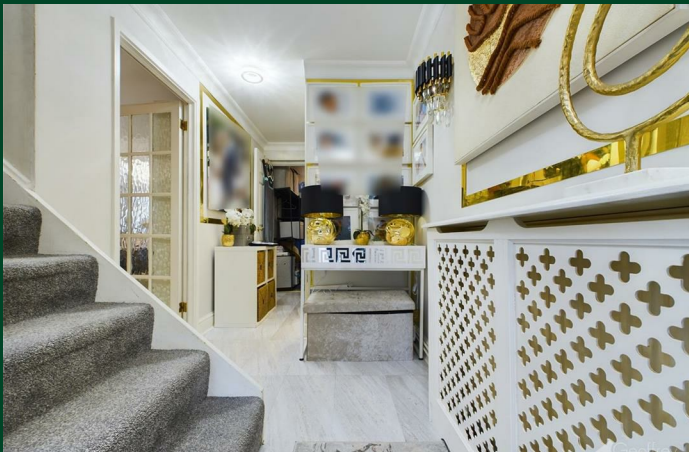
Mosaic Style Patio Area, Artificial Grass, White Gravelled Boarders, Rear Gated Access leading to Garage and Driveway, Timber Fencing, Outside Tap.,

Garage and Driveway

Garage and Driveway is located directly behind the property as pictured.

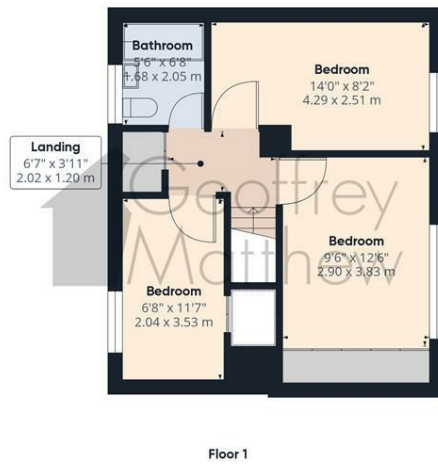
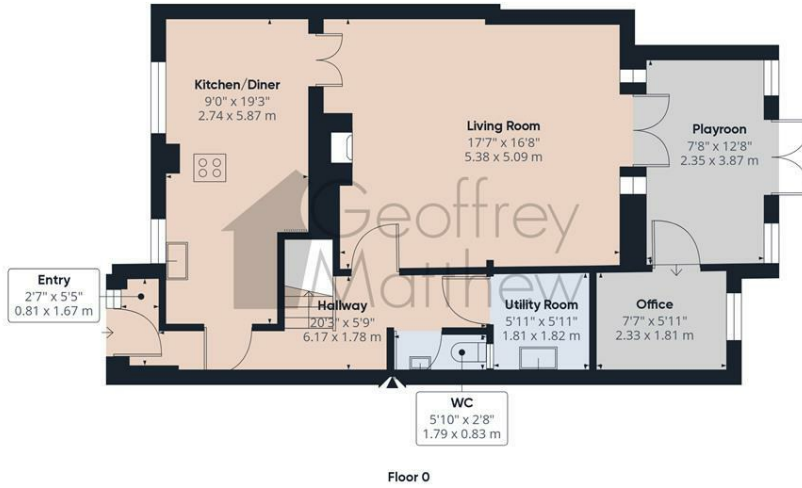
Local Information

Webb Rise is well positioned and is only a short distance to Fairlands Valley Park (ideal for Families and Dog walkers), Chells Surgery and the Pin Green Shopping Complex (The Oval) and Stevenage Town Centre.





Floor Plan

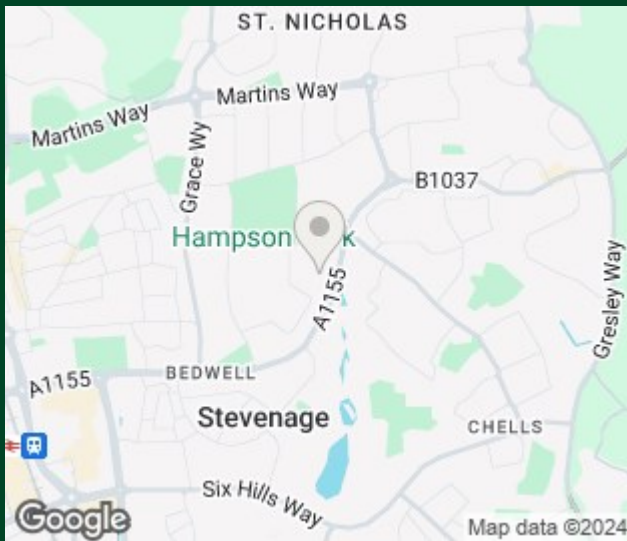


Approximate total area¹⁾
 1139.9 ft²
 105.9 m²

(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.
 Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Council Tax Details

Band: C

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) 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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: 48
 Environmental Impact (CO₂) Rating: 78

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.

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