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25 Sparrow Drive, Stevenage, SG2 9FB



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Guide Price £699,995

Located in the modern cul-de-sac of Sparrow Drive, Stevenage, this impressive detached house offers a remarkable blend of space and contemporary living. Significantly improved and extended over three floors, the property boasts an expansive layout that is perfect for families or those who enjoy entertaining.

With six bedrooms, there is ample room for everyone, ensuring comfort and privacy. The three well-appointed bathrooms provide convenience for busy mornings and family life. The property offers versatile spaces that can be tailored to your needs, whether it be a formal dining area, a cosy lounge, or a playroom for the children.

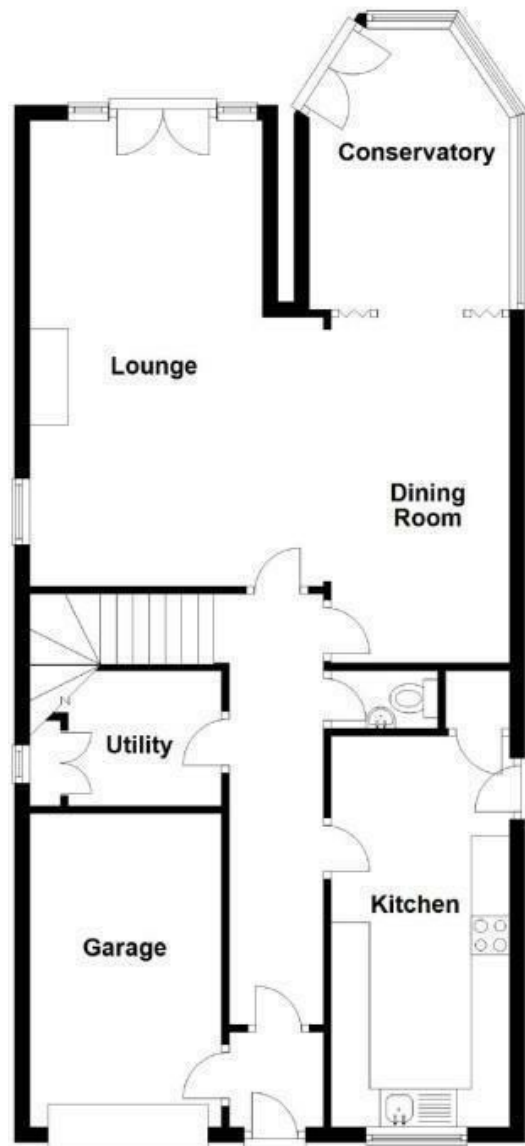
This family home also features a delightful garden room, ideal for those who work from home or require a quiet space for study.

Outside, you will find parking for up to three vehicles, a valuable asset in today's busy world.

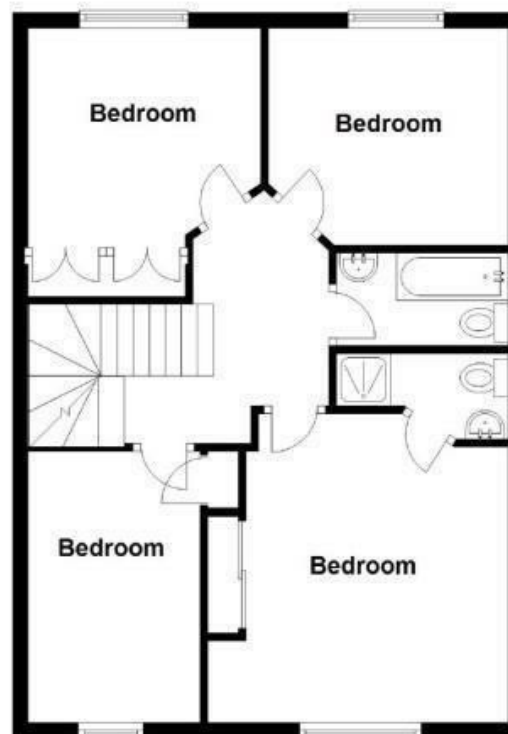
If you are seeking a spacious family home in a desirable location, this property on Sparrow Drive is not to be missed. Come and experience the charm and functionality of this exceptional residence for yourself.

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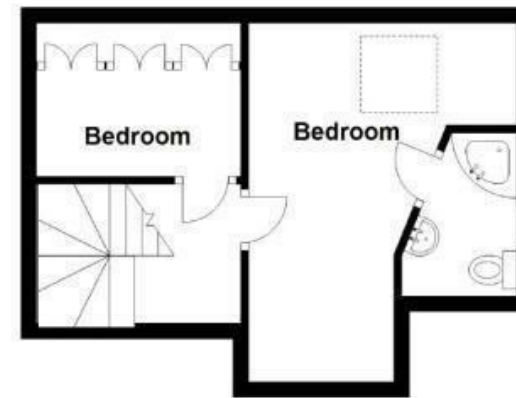
Ground Floor



First Floor



Second Floor



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

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

Entrance Porch

4'11" x 4'1"

Wooden effect flooring, part-glazed door to the reception hallway, door to the garage.

Reception Hallway

19'2" x 3'3"

Wooden effect flooring, single panelled radiator, staircase rising to the first floor, central heating thermostat and doors to:

Downstairs Cloakroom/ W/C

Fitted with a white two-piece suite comprising a low level W/C with chrome push button flush, wall mounted hand wash basin with chrome mixer tap and vanity cupboard below, wooden effect flooring, tiled splashback, chrome heated towel rail and extractor fan.

Utility Room

7'7" x 5'9"

Wooden effect flooring, base unit with work surface over with space and plumbing for washing machine and further appliance, additional cupboard housing gas fired boiler. Tiled surround and double glazed window to the side.

Kitchen / Breakfast Room

16'8" x 8'3"

Fitted with a comprehensive range of beech effect base and eye level units and drawers complemented by granite effect rolled edge work surfaces with an inset one and half bowl stainless steel sink unit with mixer tap, space for plumbing for washing machine and fridge/freezer and dishwasher, built-in stainless steel double oven with a five-ring gas hob with stainless steel splashback and extractor fan above. Ceramic tiled walls and floor, pelmet and under unit lighting, space for breakfast table, TV ariel point, double glazed door to the side, double glazed window to the front and further floor to the airing cupboard housing the hot water cylinder, individual thermostat for electric under-floor heating.

Lounge

17'7" x 11'9"

Wooden effect flooring, double glazed French doors with side windows opening onto the rear garden with a further double glazed window to the side, single panelled radiator, stylish stone effect fire surround with inset electric fire and marble hearth, TV and phone points. Wide square arch opening to the dining room creating an open plan, modern feel to the main living area.

Dining Room

14'9" x 8'3"

A generous dining room feature wooden effect flooring, radiator with bespoke cover, UPVC double-glazed bi-folding doors opening through to the conservatory.

Conservatory

9'8" x 9'0"

Leading from the dining room creating an open-plan feel to the

accommodation with stylish ceramic tiled floor with the benefit of individual under-floor heating and radiator. Of UPVC construction with heat reflective apex roof and doule glazed doors and windows to the rear garden.

First Floor Landing

Staircase continuing to the second floor, radiator, double glazed window to the side, doors to:

Bedroom One

12'6" x 10'7"

Wooden effect flooring, a range of built-in wardrobes with mirrored bi-folding doors with further cupboard to the side recess, single panelled radiator and double glazed window to the front, door to:

En-suite Shower Room

7'8" x 4'3"

Fitted with a modern white three-piece suite comprising a low level W/C, chrome flush button flush and a pedestal hand wash basin and chrome mixer tap, chrome heated towel rail, tiled flooring and white ceramic tiled walls, walk-in shower cubicle with fitted shower and tiled surrounds, extractor fan and double glazed window to the side.

Bedroom Two

11'6" x 9'8"

Wooden effect flooring, single panelled radiator, double glazed window to the rear.

Bedroom Three

9'11" x 8'8"

Measurements exclude a range of built-in wardrobes, wooden effect flooring, double panelled radiator and double glazed window to the front.

Bedroom Four

11'10" x 7'4"

Measurements exclude a built-in wardrobe. Wooden effect flooring, double panelled radiator and double glazed window to the front.

Family Bathroom

8'6" x 5'1"

Fitted with a modern white three-piece suite comprising a low level W/C with a chrome push button flush, panelled bath with a chrome mixer tap and shower attachment with fitted shower screen and a vanity hand wash basin with chrome mixer tap and vanity cupboard below, cream ceramic tiled walls with contrasting stone effect ceramic tiled floor, chrome heated towel rail, shaver point, extractor fan and double glazed window to the side elevation.

Second Floor Landing

Double glazed Velux widow to the front elevation, wooden effect flooring, eaves storage cupboard, single panelled radiator and doors to:

Bedroom Five

14'1" x 9'4"

Stylish range of built-in furniture including wardrobes, cupboards and desk, double glazed Velux window to the front and a second larger double glazed Velux window to the rear. Single panelled radiator and door to:

En-Suite Shower Room

6'6" x 5'3"

Fitted with a white three-piece suite comprising a low level W/C with chrome push button flush, pedestal hand wash basin, corner shower cubicle with fitted shower, white ceramic tiled walls and contrasting border tile and stone effect tiled flooring, single panelled radiator and double glazed window to the side elevation.

Bedroom Six/Study

8'9" x 5'3"

A useful additional room with a range of built-in eaves storage cupboards, radiator and double glazed window to the side elevation.

Outside Front

The property is situated at the end of the cul-de-sac behind a stylish block paved frontage providing off-road parking for two/three vehicles with gated access at either side leading through to the rear garden.

Garage

14'5" x 8'3"

A single integral garage with metal up and over door, power and light and personal door to the entrance porch.

Rear Garden

17'4" x 10'9"

A pleasant rear garden with porcelain paved terrace with artificial lawned area. Purpose built garden room with power and light connected, wood effect flooring, and measuring 17'4 x 10'9.

Agents Note

Council Tax Band: E

FREEHOLD

Energy Efficiency Rating

|                                                                                                                                                                                                            | Current | Potential |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| <div>Very energy efficient - lower running costs</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> |         |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off or disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, please contact us for a free, no obligation survey and energy efficiency advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of IWL estate agents.

England & Wales

EU Directive 2002/91/EC















