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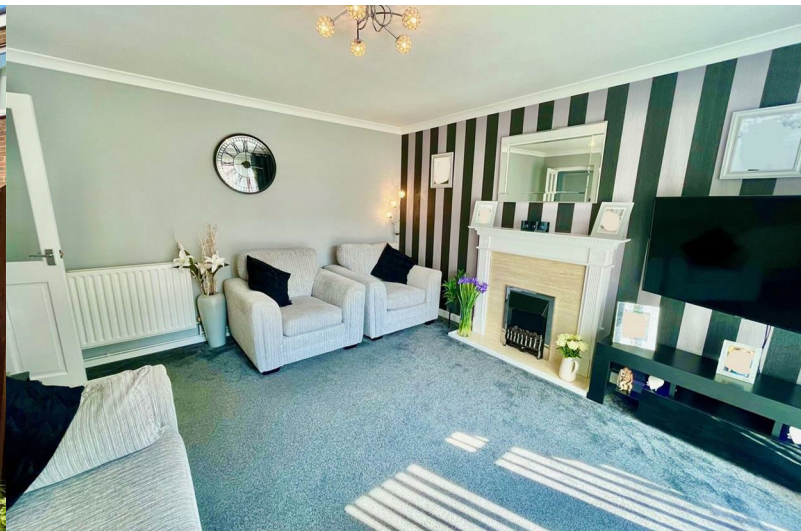
## Derby Way

Stevenage, SG1 5TG

Guide Price £365,000



Council Tax: C





Nestled in the desirable area of Derby Way, Stevenage, this charming mid-terrace family home offers a wonderful opportunity for growing families and first-time buyers alike. With three well-proportioned bedrooms, this property provides ample space for comfortable living throughout. Well presented throughout, it has been well cared for by the current owners. The surrounding area is known for its community spirit and convenient amenities, ensuring that residents have access to local shops, schools, and parks. The property is well-connected to public transport, making commuting to nearby towns and cities straightforward.



Entrance hallway

Kitchen/Diner

13'1" x 14'1" (3.99m x 4.29m)

W/C

Lounge

13'7" x 12'4" (4.14m x 3.76m)

Study/Dining area

8'9" x 8'4" (2.67m x 2.54m)

First Floor

Landing

Bedroom One

10'9" x 12'4" (3.28m x 3.76m)

Bedroom Two

9'6" x 11'1" (2.90m x 3.38m)

Bedroom Three

8'8" x 8'8" (2.64m x 2.64m)

Bathroom

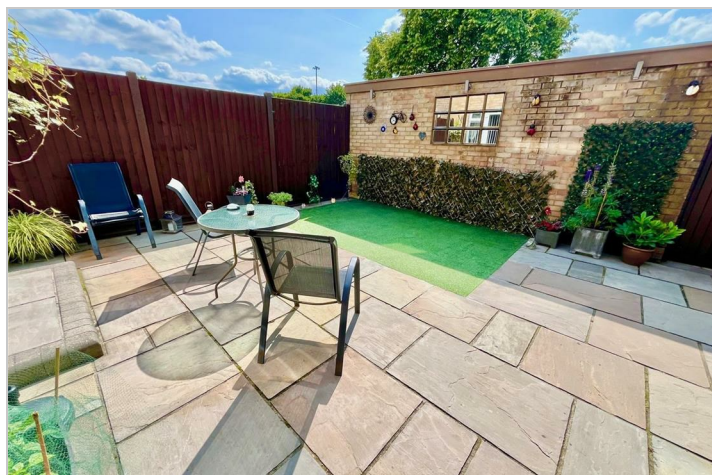
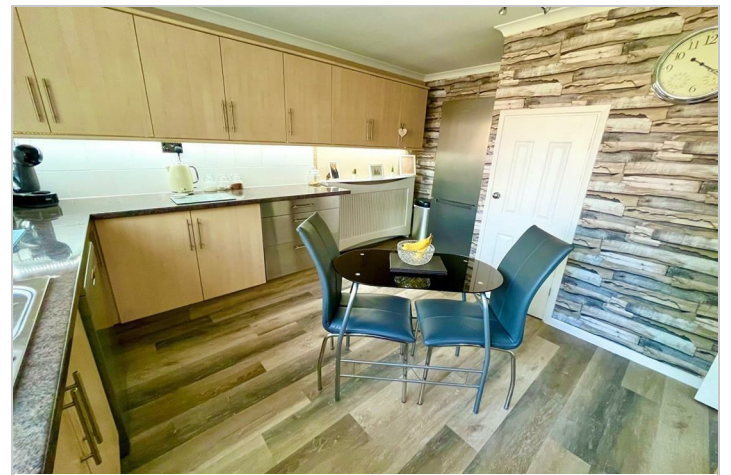
5'6" x 7'0" (1.68m x 2.13m)

Outside

Front & Rear Gardens

- Large kitchen diner
- Separate study/dining area
- Landscaped rear garden with outside garden stores
- Comfortable lounge
- Double bedrooms
- Walking distance to local schools







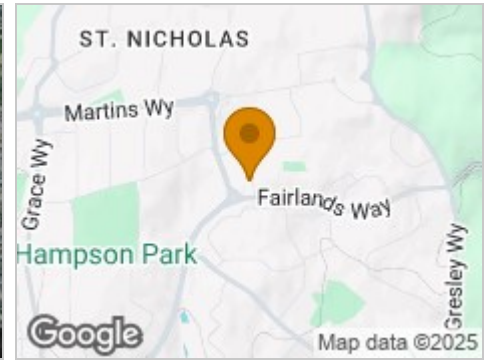
## Road Map



## Hybrid Map



## Terrain Map



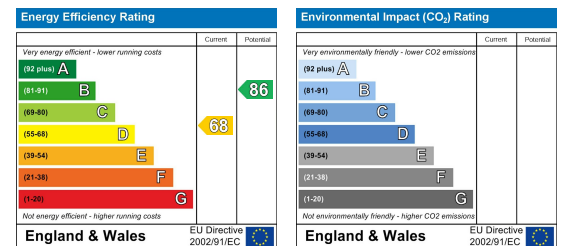
## Floor Plan



## Viewing

Please contact our Stevenage Sales Office on 01438 313 393 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing 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 Hunters estate agents.