



Connells

Vallansgate
Oaks Cross Stevenage



Property Description

We are pleased to present an individual semi detached family home, located in a very popular residential area & boasting spacious living accommodation, over three floors. The property benefits from gas radiator heating, double glazing & warrants an immediate internal inspection

The front entrance porch leads into the entrance hall with stairs rising to the first floor landing & doors to the lounge & kitchen. The lounge has window to the front, multi fuel burning stove with mantle over & access through to the separate dining room. There are patio doors to the double glazed conservatory across the back of the house, and a door to the kitchen. The modern fitted kitchen consists of a range of floor & wall mounted storage units with drawers and work surfaces over. There is space for appliances, ceiling spots, partly tiled walls & a door to the garage

The first floor landing leads to bedrooms 2 & 3 & modern 4 piece bathroom. The landing is open plan to the front with further stairs to the top floor. The top floor landing has study area, ceiling spots & doors to bedroom 1 & 4 & modern shower room. The modern 3 piece shower room is tiled with heated rail, ceiling spots, walk in shower enclosure & side window.

Outside to the front is a driveway leading to garage attached to side & partly laid to lawn. The generous enclosed rear garden is mainly laid to lawn with patio area.

IMMEDIATE VIEWING HIGHLY
RECOMMENDED

Entrance Porch

Entrance Hall

Lounge

12' 2" x 12' 2" (3.71m x 3.71m)

Dining Room

9' 7" x 11' 2" (2.92m x 3.40m)

Modern Fitted Kitchen

8' 2" x 11' 2" (2.49m x 3.40m)

Double glazed Conservatory

17' 8" x 9' 3" (5.38m x 2.82m)

First Floor Landing

Bedroom Two

12' 5" x 9' 4" (3.78m x 2.84m)

Bedroom Three

11' 4" x 9' 4" (3.45m x 2.84m)

Modern 4 Piece Bathroom

Top Floor Landing

Study area

Main Double Bedroom

10' 6" x 12' 3" (3.20m x 3.73m)

Bedroom Four

10' 5" x 11' 1" (3.17m x 3.38m)

Modern 3 Piece Shower Room

Outside

Front Garden

Driveway

Garage To Side

Generous Enclosed Rear Garden





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: Awaited

[view this property online connells.co.uk/Property/STV310949](http://connells.co.uk/Property/STV310949)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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