



**Connells**

Dawlish Close  
STEVENAGE





### Property Description

This versatile and well proportioned 4/5 bedroom detached home offers ideal accommodation for modern family living. Featuring a bright and spacious layout, the property includes a welcoming entrance hall, a convenient cloakroom and a separate utility area for added practicality.

The ground floor offers flexible living space, with the option of a fifth bedroom or additional living reception room, perfect for a home office or playroom. There a bright airy lounge as well as fully fitted modern kitchen /diner. Upstairs you'll find four well sized bedrooms and a family bathroom, ideal for families and guests.

Outside, the property boasts a good sized rear garden, perfect for outdoor entertaining and relaxation. To the front of the property there is a large driveway providing off street parking for multiple vehicles.

Located in a sought after area of Bragbury End, this home is not to be missed!

### Entrance Porch

Main front door, double glazed window to side aspect.

### Entrance Hall

Wood laminate flooring,

### Cloakroom

Low level wc, wash hand basin.

### Lounge

11' 5" x 19' 4" ( 3.48m x 5.89m )

Double glazed window to front aspect, double glazed patio doors leading to the garden, wood laminate flooring, radiator.

### Kitchen / Diner

11' 5" x 16' 5" ( 3.48m x 5.00m )

Double glazed window to rear aspect, double glazed patio doors leading to the garden, tiled flooring, radiator, range of wall and base level units, work tops, electric oven, gas hob with extractor hood, sink with drainer, plumbing for washing machine.

### Utility Area

5' 10" x 9' 3" ( 1.78m x 2.82m )

Cupboard housing boiler, side access door.

### Bedroom Five / Reception Room

9' 11" x 7' 8" ( 3.02m x 2.34m )

Double glazed window to front aspect, wood laminate flooring, radiator.

## Landing

## Bedroom One

13' 9" x 9' 3" ( 4.19m x 2.82m )

Double glazed window to front aspect, wood laminate flooring, radiator, fitted wardrobes.

## Bedroom Two

10' 10" x 9' 11" ( 3.30m x 3.02m )

Double glazed window to rear aspect, wood laminate flooring, radiator, fitted wardrobes.

## Bedroom Three

9' 4" x 8' 7" ( 2.84m x 2.62m )

Double glazed window to front aspect, wood laminate flooring, radiator, fitted wardrobe.

## Bedroom Four

9' 11" x 8' ( 3.02m x 2.44m )

Double glazed window to rear aspect, wood laminate flooring, radiator.

## Bathroom

Frosted double glazed window to rear aspect, tiled flooring, heated towel rail, low level wc, wash hand basin, panel enclosed bathtub, shower.

## Front Garden

Large block paved driveway with dropped curb.

## Rear Garden

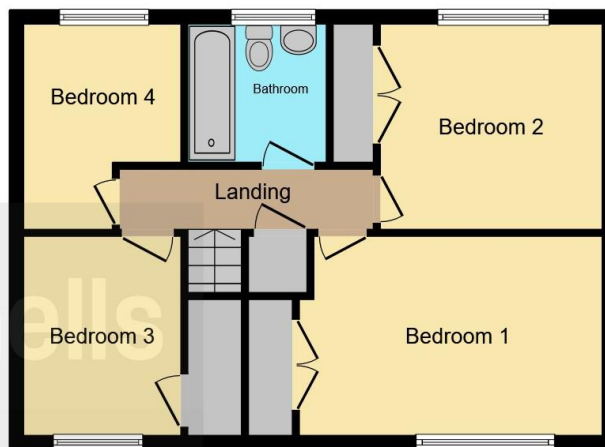
Fence panel enclosed, laid to lawn, patio area, outbuilding.







**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: E

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Tenure: Freehold



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