



Connells

York Road
Stevenage



Property Description

We are delighted to present a stunning individual family home, located in a popular residential area & boasting spacious living accommodation throughout. The property benefits from gas radiator central heating, double glazing, five well proportioned bedrooms & a generous landscaped rear garden.

York Road is ideally located within easy reach of local amenities, Dr's surgery, shops & good schooling for all ages. Convenient road & bus links to the town centre & mainline station & A1M serving the north & south. Stevenage provides a fast & efficient link to London via the mainline station, the historic old high street with array of shops, restaurants & bars & the pedestrian new town centre with indoor market.

The ground floor provides a welcoming entrance hall, 2 piece cloakroom, utility room, spacious lounge & luxury refitted kitchen/breakfast room with dining area. The first floor offers loft access via the first floor landing, doors to five bedrooms and a modern fitted 4 piece family bathroom which is fully tiled

Outside to the front is neatly laid with stone paving, water tap and a side gate leading to the rear. The generous rear garden is fully enclosed & landscaped with eye catching stone patio areas, neatly laid artificial lawn, large timber garden shed, outside lighting, power points & water tap. There is communal parking available to the front & rear of the property.

IMMEDIATE VIEWING STRONGLY
RECOMMENDED

Double Glazed Front Door To

Entrance Hall

Wooden flooring, radiator, stairs rising to first floor landing, Double glazed door to rear garden

Cloakroom

Comprises low level WC, wash hand basin, Double glazed window to front

Utility Room

Space and plumbing for washing machine & tumble dryer, floor & wall mounted units and work tops

Lounge

20' 2" x 9' 9" (6.15m x 2.97m)

Wood effect flooring, 2 radiators, door to kitchen, Double glazed window to side, Double glazed bay window to rear & Double glazed 'french' style double doors to rear garden

Kitchen/Breakfast/Diner

17' x 14' 4" max (5.18m x 4.37m max)

A luxury refitted kitchen which benefits from an extensive range of floor & wall mounted storage units with drawers and eye catching work surfaces over. There are 2 built in ovens, hob with extractor hood over, microwave, dishwasher & space for a large fridge/freezer. There is a sink with mixer tap & waste disposal unit, partly tiled walls, ceiling downlighters, 2 cupboards under the stairs & a vinyl tile effect flooring. The feature of the room is the island with space for 2 breakfast stools, drawers and cupboards under & work top/breakfast

bar over. The central heating boiler is housed in a wall cupboard, radiator, Double glazed window & Double glazed 'french' style double doors to rear garden

First Floor Landing

Access to partly boarded loft space with light, insulation & pull down ladder. Doors to all bedrooms, built in airing cupboard and family bathroom

Main Double Bedroom

12' 2" x 10' 11" (3.71m x 3.33m)

Radiator, dual aspect Double glazed windows

Second Double Bedroom

10' 1" x 11' 2" (3.07m x 3.40m)

Radiator, Double glazed window to front

Bedroom Three

9' 8" x 6' 5" (2.95m x 1.96m)

Radiator, Double glazed window to side

Bedroom Four

8' 9" x 6' 9" (2.67m x 2.06m)

Radiator, built in cupboard, Double glazed window to side

Bedroom Five

8' 8" x 6' 9" (2.64m x 2.06m)

Radiator, built in cupboard, Double glazed window to rear

Modern Family Bathroom

Modern refitted 4 piece suite comprises low level WC, wash hand basin, panelled bath with shower fitting, walk in tiled shower enclosure, tiled walls, heated towel rail, ceiling downlighters, tiled flooring, Double glazed window to side

Outside

Front

Neatly laid stone paving with lighting, water tap and gated access to rear

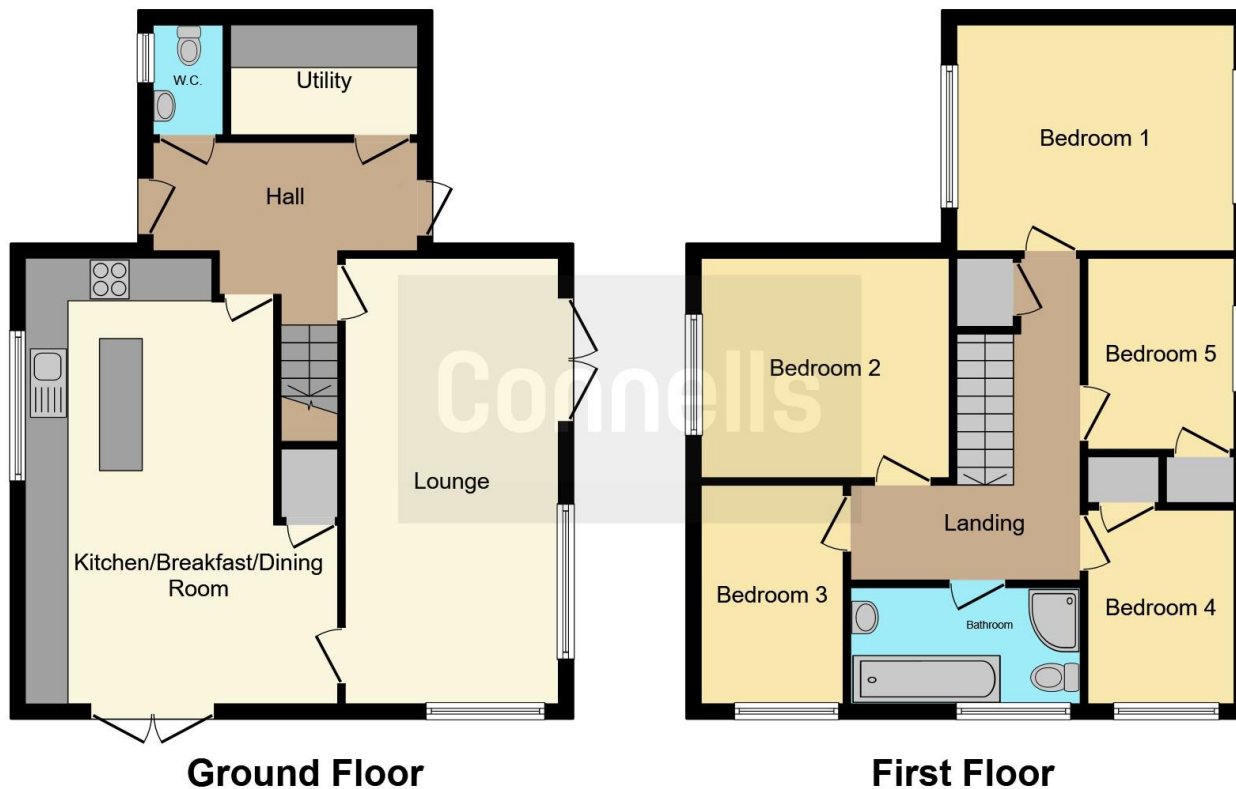
Rear Garden

A generous enclosed landscaped rear garden, neatly laid out with eye catching stone patio areas, artificial lawn, outside power points, water tap, outside lighting, large timber garden shed with power

Communal Parking

Available to the front & rear





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

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EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/STV312119

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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