



Connells

Newgate
Off Valley Way Stevenage

Newgate Off Valley Way Stevenage SG2 9DT

for sale
£440,000



Property Description

We are pleased to present an impressive three double bedroom semi detached family home located in a popular residential area & offering SPACIOUS living accommodation with a modern fitted kitchen, cloakroom, modern 3 piece family bathroom, generous enclosed south facing rear garden, garage & ample driveway to side. The plot provides scope for extensions subject to permissions.

Newgate is off Valley Way & is ideally located within easy reach of local amenities, good schooling for all ages & convenient road links to the town centre & 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.

IMMEDIATE RECOMMENDED VIEWING HIGHLY

Front Door To

Entrance Hall

Stairs rising to first floor

Second Front Door To

Inner Hall/Store Room

9' 7" x 5' 10" (2.92m x 1.78m)

Radiator, door to cloakroom, built in storage cupboard, archway to kitchen

Cloakroom

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

Lounge

13' 2" x 10' 5" (4.01m x 3.17m)

Fitted fire, Double glazed window to front, archway to

Dining Room

13' 2" x 7' 11" (4.01m x 2.41m)

Radiator, door to kitchen, Double glazed sliding patio doors to rear garden

Kitchen

12' 3" x 8' 9" (3.73m x 2.67m)

A full range of modern fitted floor & wall mounted storage units with drawers and work surfaces over, built in appliances include an oven & hob with hood over, microwave, fridge/freezer, washing machine & dishwasher. Sink & drainer unit with mixer tap, built in cupboards, Double glazed window to rear, archway back into second hallway

First Floor Landing

Airing cupboard housing gas boiler serving central heating

Main Double Bedroom

13' 3" x 9' 5" (4.04m x 2.87m)

Radiator, built in cupboard, Double glazed window to front

Second Double Bedroom

14' 1" x 9' 2" (4.29m x 2.79m)

Radiator, built in cupboard, Double glazed window to front

Third Double Bedroom

13' 2" max x 9' 3" (4.01m max x 2.82m)

Radiator, Double glazed window to rear

Modern Family Bathroom

Comprises low level WC, wash hand basin, panel bath with wall mounted shower over and fitted screen, heated towel rail, tiled walls, Double glazed window to rear

Outside

Front Garden

Footpath to front door, neatly laid to lawn & enclosed

Rear Garden

Generous laid to lawn rear garden, patio area, shrub borders, side gated access

Garage & Driveway

Ample side driveway leading to garage on side with light & power point





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

To view this property please contact Connells on

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EPC Rating: Awaited
 Council Tax Band: C

view this property online connells.co.uk/Property/STV312383

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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