

Marlborough Road, Stevenage, SG2 9HW.
Price Guide £625,000



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Council Tax Band: E

GUIDE PRICE £625,000 - £650,000, offered CHAIN FREE is this well presented five bedroom detached family home situated in a cul-de-sac location and siding onto woodland. Internally the property offers a spacious and welcoming entrance hall which itself leads into the family lounge, kitchen/breakfast room and study, along with a staircase leading up to a split level landing. Additional benefits include a well proportioned utility room, downstairs cloakroom and hexagonal conservatory which creates an abundance of light into the kitchen/breakfast room. The five bedrooms are serviced by a family four piece bathroom and with the master having an Ensuite. The rear garden has an abundance of flowers and shrubs and accommodates a patio and decking area as well as a separate decked area at the rear of the garden, fishpond and feature wishing well. To the front of the property there is a block paved driveway with a lawned area to the side which could lend itself to additional parking should it be needed as well as a double garage.

Entrance Hallway

17'2 x 6'11 (5.23m x 2.11m)

Accessed by a double glazed front door with frosted glazed side panels. Part parquet flooring leads into the hall and offers doors leading to the family lounge, kitchen/breakfast room and the study. Wall mounted radiator, understairs storage cupboard, and coving to the ceiling along with stairs leading up to the first floor.

Family Lounge

25'5" x 11'8"(max) (7.75m x 3.58m(max))

Double glazed bow window to the front and additional french doors leading out onto the rear garden and decked area, two wall mounted double radiators, coving to the ceiling and dado rails, feature fireplace with a marble hearth and surround with an ornate mantle. door leading into the kitchen/breakfast room.

Kitchen/Breakfast Room

20'4 x 10'9(max) (6.20m x 3.28m(max))

A fantastic entertaining kitchen/breakfast room with the additional benefit of opening into a hexagonal conservatory. Fitted with a range of wall and base units along with a matching drinks and glass storage cabinet, one and a half bowl sink drainer, built in double oven and electric hob, breakfast bar with seating for four, wooden flooring, coving to the ceiling, radiator, wall mounted 'Logic' boiler, door into the utility room and access opening into the sunroom.

Study/TV Room

10'4 x 7'0 (3.15m x 2.13m)

Double glazed window to the front aspect, wall mounted radiator, coving to the ceiling, built in storage cupboard.

Utility Room

10'1 x 8'5 (3.07m x 2.57m)

Plumbed for both a washing machine and dishwasher, space for a tumble dryer and fridge freezer. Cupboard housing the gas meter and electric consumer unit.

Cloakroom

7'3 x 3'3 (2.21m x 0.99m)

Offering a low level WC, vanity wash hand basin and fully tiled splashbacks.

Sunroom

9'6 x 9'1 (2.90m x 2.77m)

Of a hexagonal shape and situated off the kitchen/breakfast room and constructed with a dwarf wall and glazed side and roof units. French doors lead out onto the decking area and a separate door leading out onto a patio area, tv point and wooden flooring.

Split Level Landing

10'0 x 6'2 (3.05m x 1.88m)

Accessed from the stairs off the entrance hallway, coving to the ceiling, turned wood balustrade, dado rail, built in airing cupboard and doors to all of the bedrooms.

Master Bedroom

13'5 x 10'7 (4.09m x 3.23m)

Double glazed window to the front aspect, range of fitted wardrobes with additional overhead storage

cupboards and dressing area with under units. coving to the ceiling, dado rails, TV point and door to the Ensuite.

Ensuite to Master

6'10 x 3'1 (2.08m x 0.94m)

Double glazed opaque window to the side aspect, low level WC, vanity wash hand basin with cosmetic storage under, corner shower cubicle with thermostatically controlled shower head, fully tiled splashbacks.

Bedroom Two

14'0 x 10'6 (4.27m x 3.20m)

Double glazed window to the front aspect, wall mounted radiator. coving to the ceiling.

Bedroom Three

10'10 x 10'3 (3.30m x 3.12m)

Double glazed window to the rear aspect, coving to the ceiling, wall mounted radiator, loft hatch access.

Bedroom Four

10'3 x 7'11 (3.12m x 2.41m)

Double glazed window to the rear aspect, wall mounted radiator, coving to the ceiling.

Bedroom Five

9'2 x 8'5 (2.79m x 2.57m)

Double glazed window to the front aspect, coving to the ceiling and a wall mounted radiator.

Family Bathroom

8'10 x 5'5 (2.69m x 1.65m)

Four piece bathroom suite comprising of a panel enclosed bath with Victorian style mixer taps and

shower attachment, low level WC. 'Burlington' Victorian style pedestal wash hand basin, corner shower cubicle with a wall mounted 'Mira' shower, chrome wall mounted heated towel rail, fully tiled splashbacks, frosted double glazed window to the rear aspect.

Rear Garden

A well established garden with a patio area leading up to an additional raised patio with shingle surrounds and raised beds. The lawned area has mature flowerbed borders and hardstanding for a garden shed. There is a built in fishpond and feature wishing well along with a separate raised decked area which can also be accessed from the family lounge. To the rear of the garden is additional decking with pagoda over and also the double garage can be accessed from the rear garden by a courtesy door.

Frontage

Block paved driveway for 2/3 vehicles and path to the front door, lawned area with flowerbed borders, brick boundary wall with inset metal railings, outside tap and light.

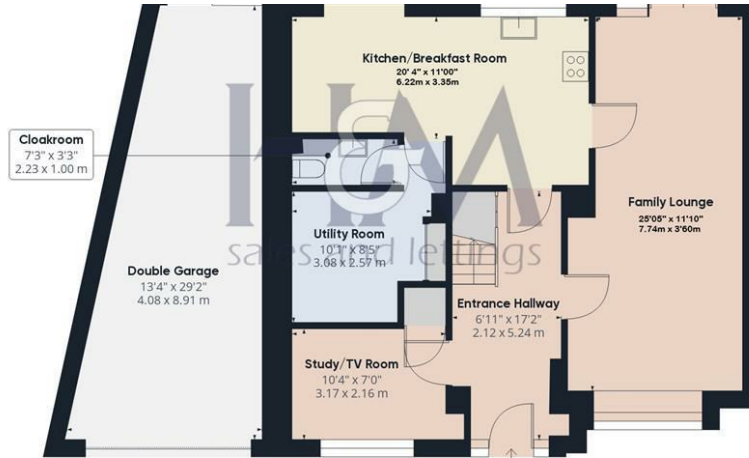
Double Garage

Double up and over door, power and light, courtesy door to the rear garden.

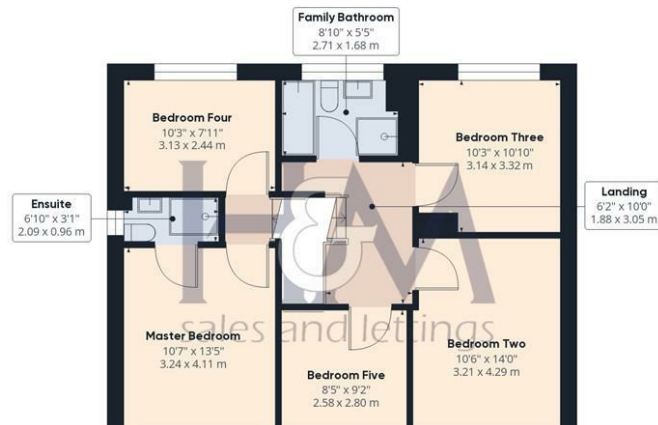
Square Ft

Including the garage the overall square foot of this property is approximately 1982sqft






Floor 0



A

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| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 79 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

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