

The Pastures, Stevenage, SG2 7DF.  
Guide Price £500,000-£525,000





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## Council Tax Band: E

Offered for sale with a Guide Price of £500,000 to £525,000 is this four bedroom detached family home situated in a cul-de-sac location in the Chells Manor area. With a fantastic open plan family room leading off from both the lounge and the modern kitchen makes for an ideal entertaining space which is topped off with your very own bar/snug room. The other benefits to this property is a downstairs WC, gas central heating with a new combination boiler installed approximately 2 years ago, double glazing and the bar/snug room has bi-folding doors opening out onto the south westerly facing rear garden. Viewing is highly recommended.

### **Entrance Hall**

7'9 x 4'8 (2.36m x 1.42m)

Accessed from a double glazed front door with opaque glazed window to the side. dark oak wood style flooring, double radiator, understairs storage cupboard, stairs leading to the first floor, doors leading to the lounge, dining room and kitchen.

### **Downstairs WC**

4'6 x 3'5 (1.37m x 1.04m)

Double glazed opaque window to the front aspect, low level WC, vanity wash hand basin, heated chrome towel rail, tiled floor and splashbacks.

### **Lounge**

13'11 x 13'9 (4.24m x 4.19m)

Dual timber and glazed doors leading into the dining room, vertical mounted radiator, feature fireplace, door to the entrance hall, opening leading into the family room, inset spotlights.

### **Dining Room**

9'11 x 7'11 (3.02m x 2.41m)

Double glazed window to the front aspect, radiator.

### **Kitchen**

13'9 x 7'11 (4.19m x 2.41m)

Fitted with a range of base and wall mounted units offering ample storage along with contrasting work tops, inset one and a half bowl stainless steel sink and mixer tap, extractor hood, space for an 'American' fridge/freezer, plumbed for a washing machine and dishwasher, inset spotlights, opening out into the family room.

### **Family/Entertaining Room**

22'11 x 10'6 (6.99m x 3.20m)

Ideal family/entertaining room, dark oak style flooring, double glazed window to the rear and french doors opening out into the rear garden, door to bar/snug room.

### **Bar/Snug**

12'0 x 7'11 (3.66m x 2.41m)

Bi-fold doors to the rear garden, radiator, inset spotlights, loft access, dark oak wood style flooring.

### **Landing**

10'11 x 2'7 + 5'10 x 2'6 (3.33m x 0.79m + 1.78m x 0.76m)

Double glazed window to the side aspect, loft access, doors to all of the rooms.

### **Bedroom One**

11'0 x 9'9 (3.35m x 2.97m)

Double glazed window to the front aspect, radiator, fitted mirror fronted wardrobes, inset spotlights.

### **Bedroom Two**

9'11 x 8'1 (3.02m x 2.46m)

Double glazed window to the rear aspect, double radiator, inset spotlights, fitted wardrobe.

### **Bedroom Three**

9'0 x 7'0 (2.74m x 2.13m)

Double glazed window to the front aspect, radiator, door to overstairs dressing room

### **Dressing Room**

5'0 x 3'4 (1.52m x 1.02m)

Hanging space, inset spotlights

### **Bedroom Four**

8'8 x 6'10 (2.64m x 2.08m)

Double glazed window to the rear aspect, radiator, (currently used as an office)

### **Bathroom**

9'9 x 4'10 (2.97m x 1.47m)

Double glazed opaque window to the rear, panelled enclosed bath with mixer taps over and wall inset shower over, vanity wash hand basin, tiled splashback walls, inset spotlights, low level WC, chrome heated towel rail.

### **Frontage**

Driveway parking and scope for additional parking. Path to the front door and a separate path leading to the side access and rear garden

### **Rear Garden**

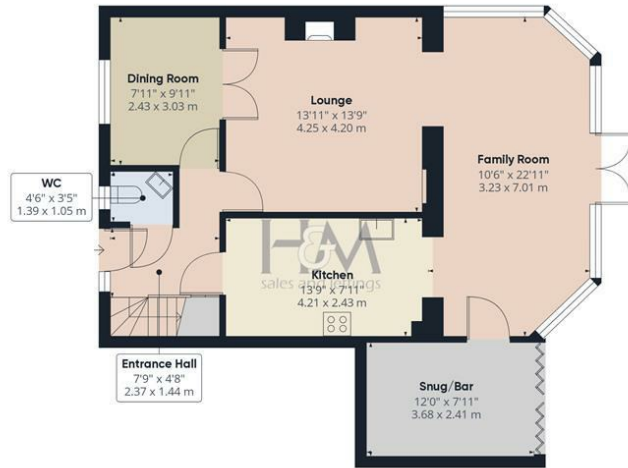
Paved patio with red brick borders and leading to the laid to lawn area, raised flowerbed borders, mature tree and enclosed with timber fencing

### **Store Room**

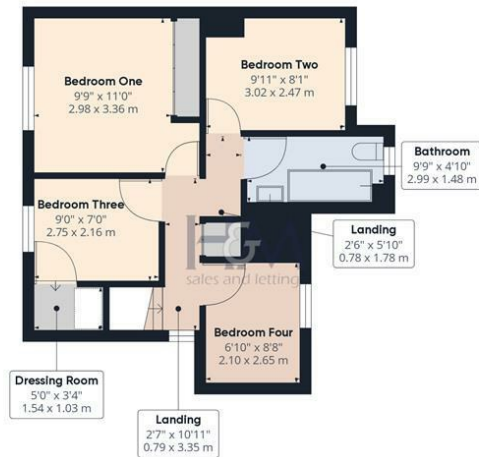
Created from part of the converted garage and accessed by an up and over door.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1246.46 ft<sup>2</sup>  
115.8 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	