

Sparrow Drive, Stevenage, SG2 9FD.
Asking Price £595,000



Sparrow Drive, Stevenage, SG2 9FD.

Council Tax Band: E

Sparrow Drive is situated in the desirable area of Poplars which has become a well sort after location due to its convenient access to local bus routes along with concise road links leading out to the A602 and also the A1(M). A main Sainsbury store is within walking distance which also has its own petrol station and other amenities include a fish bar and pharmacy. The property itself is an executive detached home with four bedrooms, two bathrooms(one of which is Ensuite) a downstairs WC, utility room, family lounge, dining room, study and conservatory. To the front there is a block paved driveway which offers parking for three vehicles. Viewing is highly recommended.

Entrance Hallway

15'8 x 6'1 (4.78m x 1.85m)

Accessed by a double glazed front door with Georgian style full length opaque sidelights. Coving to the ceiling, double radiator, understairs storage cupboard, High 'Gloss' oak effect flooring leading into the lounge, stairs to the first floor, doors to all of the rooms.

Cloakroom

5'2 x 2'7 (1.57m x 0.79m)

Low level WC, vanity wash hand basin, wood effect flooring, single radiator, wall mount extractor fan.

Family Lounge

18'3 x 11'4 (5.56m x 3.45m)

Box bay with double glazed rear and side aspects and double glazed french doors leading out into the conservatory, feature fireplace with a marble effect hearth, surround and mantle, coving to the ceiling, two radiators, High 'Gloss' oak effect flooring.

Dining Room/Reception Two

12'6 x 8'9 (3.81m x 2.67m)

Glazed casement double glazed Georgian box bay window to the front aspect, wall mounted radiator, coving to the ceiling.

Study/Reception Three

10'3 x 8'1 (3.12m x 2.46m)

Georgian style double glazed window to the front aspect, coving to the ceiling, inset spotlights, double radiator.

Kitchen

12'4 x 11'9 (3.76m x 3.58m)

Double glazed window to the rear aspect and a double glazed door to the rear garden. Fitted with a range of 'Gloss' grey wall and base units with complimented work tops which has an inset ceramic sink drainer with mixer tap and swivel spout over. Grey 'block' brick splashbacks, chimney extractor over the space for a gas range cooker, built in microwave and door to the utility room.

Utility Room

8'1 x 5'9 (2.46m x 1.75m)

Double glazed window to the side aspect, wall and base 'Gloss' grey units with complimented worktops, plumbed for washing machine, wall mounted 'Vaillant' boiler.

Conservatory

11'8 x 8'3 (3.56m x 2.51m)

Constructed of a double glazed and dwarf

wall construction, double glazed french doors leading out into the rear garden, tiled flooring, inset remote controlled window and roof blinds.

Landing

9'5 x 5'9 (2.87m x 1.75m)

Doors to all of the rooms, wall mounted radiator, loft access, airing cupboard.

Master Bedroom

12'2 x 10'4 (3.71m x 3.15m)

Dual double glazed windows to the front aspect, built in wardrobes to one wall, wall mounted radiator, door to the Ensuite.

Ensuite to Master

8'8 x 5'6 (2.64m x 1.68m)

Double glazed window to the front aspect, corner shower cubicle with rainfall shower head and separate shower handset, low level WC, vanity wash hand basin.

Bedroom Two

11'8 x 8'11 (3.56m x 2.72m)

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

Bedroom Three

10'3 x 8'4 (3.12m x 2.54m)

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

Bedroom Four

9'10 x 6'5 (3.00m x 1.96m)

Double glazed window to the rear aspect, fitted wardrobe, wall mounted radiator.

Family Bathroom

8'0 x 5'8 (2.44m x 1.73m)

Double glazed Georgian opaque window to the side aspect, 'P' shaped panel enclosed bath with mixer taps over, vanity wash hand basin with cosmetic storage cupboard under, coving to the ceiling. tiled splashbacks.

Frontage

Block paved giving parking for up to three vehicles, side gate to the rear garden, laurel bush borders, canopy porch to the front door.

Rear Garden

Paved patio with a path leading to the rear of the garden bordered by lawned areas, mature bushes and trees, gated side path to the front of the property, outside tap.





executive and country homes

Homes and Mortgages

86 High Street

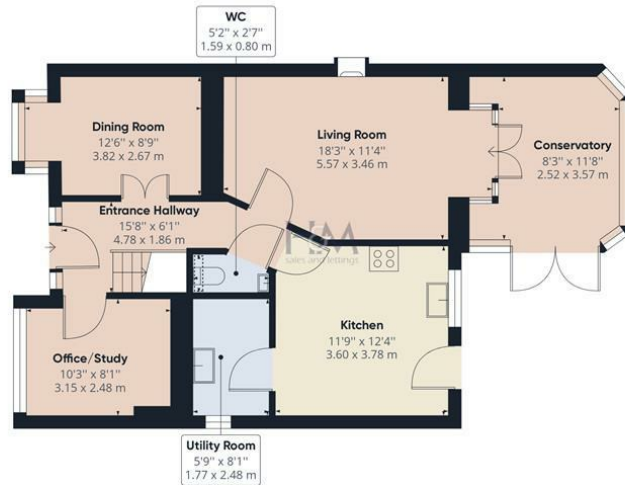
Stevenage

Hertfordshire

SG1 3DW

01438 728444

stevenage@homesandmortgages.co.uk



Floor 0

Approximate total area⁽¹⁾

1377.77 ft²

128.00 m²

Reduced headroom

1.67 ft²

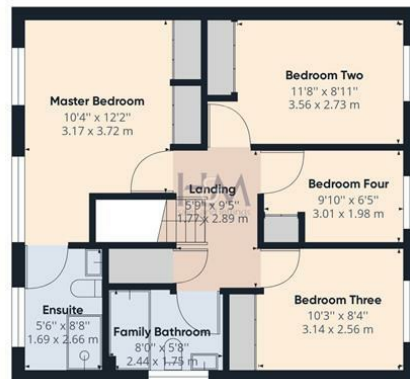
0.16 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



Floor 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

