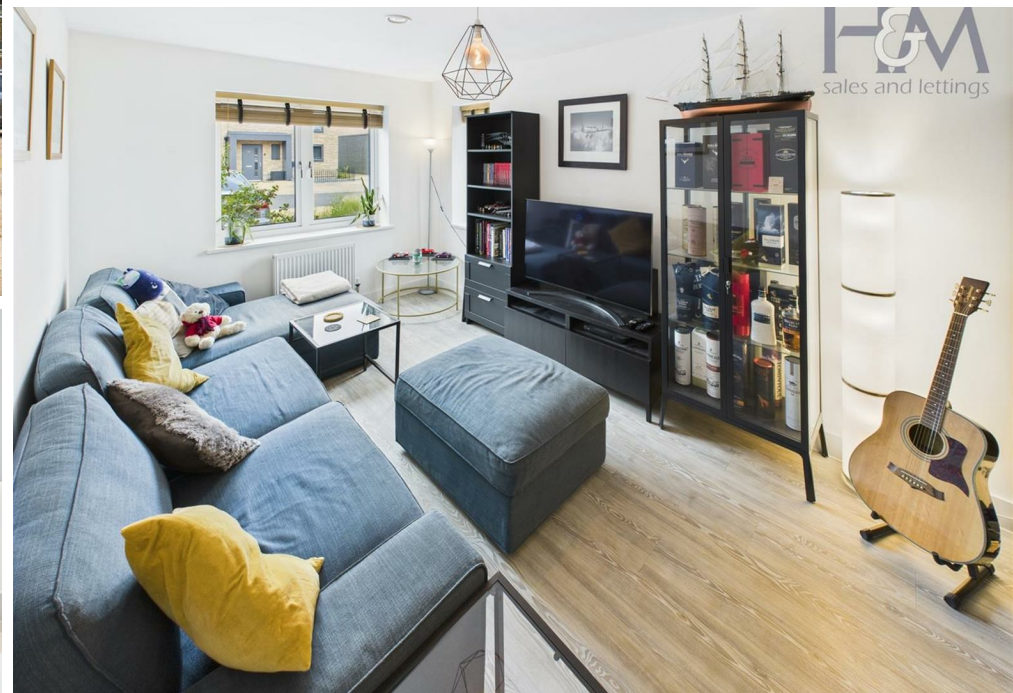


Stirling Close, Bragbury End, Stevenage SG2 8TG.  
Asking Price £459,950

**H&M**  
sales and lettings





## ***Stirling Close, Bragbury End, Stevenage, SG2 8TG.***

### ***Council Tax Band: D***

Built approximately 3 years ago is this modern three bedroom end of terrace home located in a cul-de-sac in the popular Bragbury End area of Stevenage. The property consists of a master bedroom with Ensuite, two further bedrooms and family bathroom, downstairs WC, good sized kitchen/dining room with a range of built in appliances, family lounge and parking to the front of the property. The range of local amenities include a well stocked 'One Stop' convenience store, numerous bus stops, and within a short drive are a 'Tesco' superstore and Sainsburys(which has a petrol station and Lloyds pharmacy), aswell as the Stevenage Golf and conference centre.

#### **Entrance Hall**

18'6 x 3'11 (5.64m x 1.19m)

Accessed by a double glazed front door, doors to lounge and kitchen, good size understairs storage cupboard, stairs leading to the first floor, wooden style flooring, inset spotlights, radiator.

#### **Lounge**

15'4 x 9'3 (4.67m x 2.82m)

Double glazed windows to the front and side aspect, wooden style flooring, radiator.

#### **Kitchen/Dining Room**

16'11 x 15'2 (5.16m x 4.62m)

Fitted with a range of modern wall and base units and complementary work tops, one and a half bowl stainless steel sink drainer, range of built in appliances to include oven, microwave, hob, extractor hood, dishwasher, washing machine and a fridge freezer. Wooden style flooring, radiator, inset spotlights, double glazed windows to the rear aspect and double glazed french doors leading out into the rear garden.

#### **Downstairs WC**

5'11 x 2'11 (1.80m x 0.89m)

Double glazed opaque window to the front aspect, cistern enclosed low level WC, vanity wash hand basin, tiled splashbacks, radiator, inset spotlights

#### **Landing**

7'0 x 3'9 (2.13m x 1.14m)

Doors to all rooms, loft access, inset spotlights, linen cupboard.

#### **Bedroom One**

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

Double glazed window to the front aspect, radiator, built in mirror fronted wardrobes, door to the Ensuite.

#### **Ensuite**

7'3 x 3'11 (2.21m x 1.19m)

Double glazed opaque window to the front aspect, walk in shower cubicle, cistern enclosed low level WC, wash hand basin with tiled splashbacks, heated chrome towel rail, inset spotlights.

#### **Bedroom Two**

12'2 x 9'7 (3.71m x 2.92m)

Double glazed window to the rear aspect, radiator.

#### **Bedroom Three**

12'1 x 6'10 (3.68m x 2.08m)

Double glazed window to the rear aspect, radiator

#### **Family Bathroom**

6'11 x 5'6 (2.11m x 1.68m)

Panel enclosed bath with mixer taps and shower attachment, cistern enclosed low level WC, vanity wash hand basin with storage under, heated chrome towel rail, inset spotlights, tiled splashbacks and tiled flooring.

#### **Rear Garden**

Patio area leading to a lawned area, with stepping stones to the rear. Gated rear access, outside power and tap.

#### **Frontage**

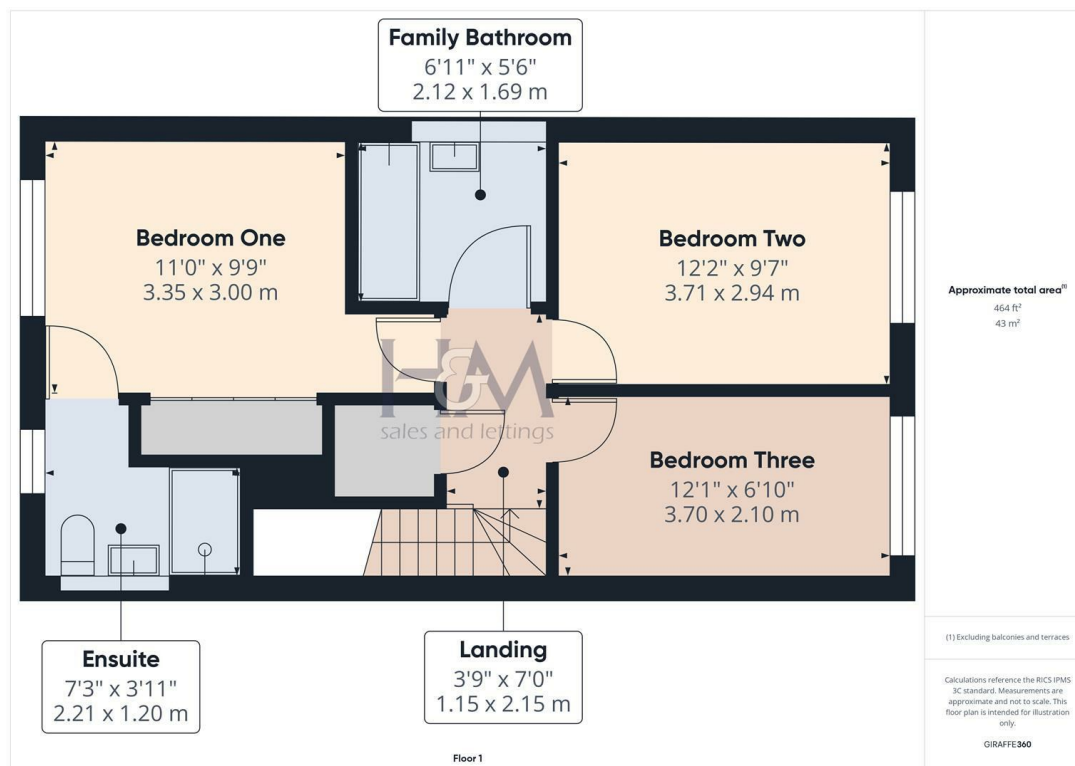
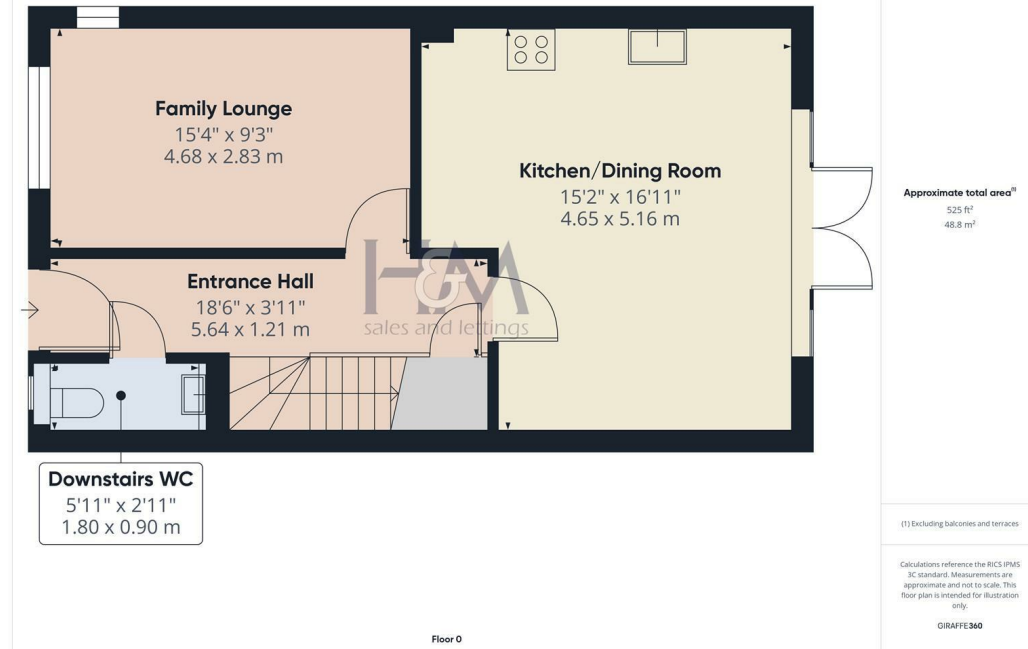
Allocated parking for two vehicles in front of the property, side gate leading to the rear garden

#### **Parking**

Allocated parking to the front of the property







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(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	