

Fellowes Way Stevenage Hertfordshire SG2 8BW.
Price Guide £425,000



Fellowes Way, Stevenage, Hertfordshire, SG2 8BW.
Council Tax Band: C

Offered with a Guide Price of £425,000 to £450,00 and what we can only describe as a beautifully presented 'Turnkey' semi detached family property with a rear garden of approximately 70ft. Inside you will find a modern refitted kitchen/breakfast room with built in appliances, good sized lounge/dining room with a feature fireplace and a conservatory with an insulated and tiled roof. Upstairs are three bedrooms and a shower room which has been refitted. The front of the property has a driveway and the rear garden is of part low maintenance lawned area, which leads through to the more mature section. Viewing is highly recommended!

Entrance Hall

9'10" x 5'10" (3.02 x 1.78)

Accessed by a double glazed front door with opaque side panels, stairs leading to the first floor, radiator, separate doors into the kitchen and lounge.

Kitchen/Breakfast Room

14'2" x 13'11" (4.32 x 4.25)

Fitted with a range of modern gloss grey wall and base level units and complementary work tops, a range of built in appliances to include, electric oven, hob with chimney hood over, dishwasher and fridge/freezer. Tiled flooring, built in storage cupboard, double glazed window to the rear aspect, side door to the front of the property with extra storage, breakfast bar, radiator and etched glass casement door to the conservatory.

Lounge/Dining Room

20'4" x 10'11" (6.21 x 3.33)

Double glazed half bay window to the front aspect, feature fireplace, two radiators, timber bi-fold doors to the conservatory.

Conservatory

13'6" x 8'0" (4.13 x 2.44)

Double glazed window to the side and front aspect, double glazed french doors leading out into the rear garden, door leading into the kitchen/breakfast room.

Landing

5'9" x 2'10" (1.77 x 0.87)

Doors to all rooms, loft access.

Bedroom One

13'11" x 8'4" (4.26 x 2.56)

Double glazed window to the front aspect, radiator, built in wardrobe and separate walk in wardrobe/dressing room which also has a window to the front aspect.

Bedroom Two

14'1" x 7'10" (4.31 x 2.39)

Double glazed dual aspect windows, two radiators.

Bedroom Three

9'7" x 9'3" (2.94 x 2.83)

Double glazed window to the rear aspect, radiator.

Bedroom

7'5" x 5'5" (2.28 x 1.66)

Double glazed window to the rear aspect, refitted suite to include a walk in corner shower with sliding doors, low level WC, vanity wash hand basin, radiator, inset spotlights, tiled splashbacks.

Frontage

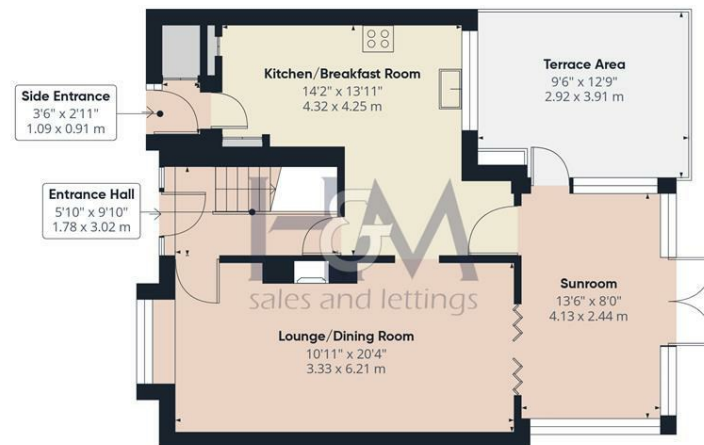
Laid with block paving and a retaining dwarf wall with bi-fold metal gates. Side gate to the rear garden and a tiled pitched canopy porch to the front door.

Rear Garden

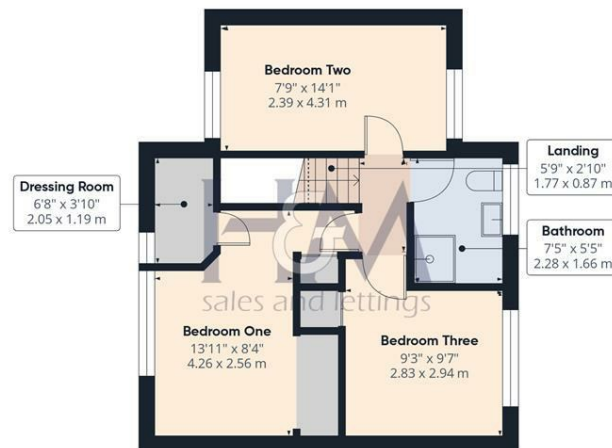
approximately 70ft (approximately 21.34mft)

A very well maintained rear garden which comes in two sections. Leading off the rear of the property is a raised decked area which steps down onto the artificial lawned area bordered by flowerbeds and mature shrubs, through the gate you enter the second part of the garden which is laid to lawn with a stepping stone path leading to the timer outhouse, mature trees and flowerbeds.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1027 ft²
95.4 m²

Balconies and terraces

116 ft²
10.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Homes and Mortgages
86 High Street
Stevenage
Hertfordshire
SG1 3DW
01438 728444

stevenage@homesandmortgages.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	