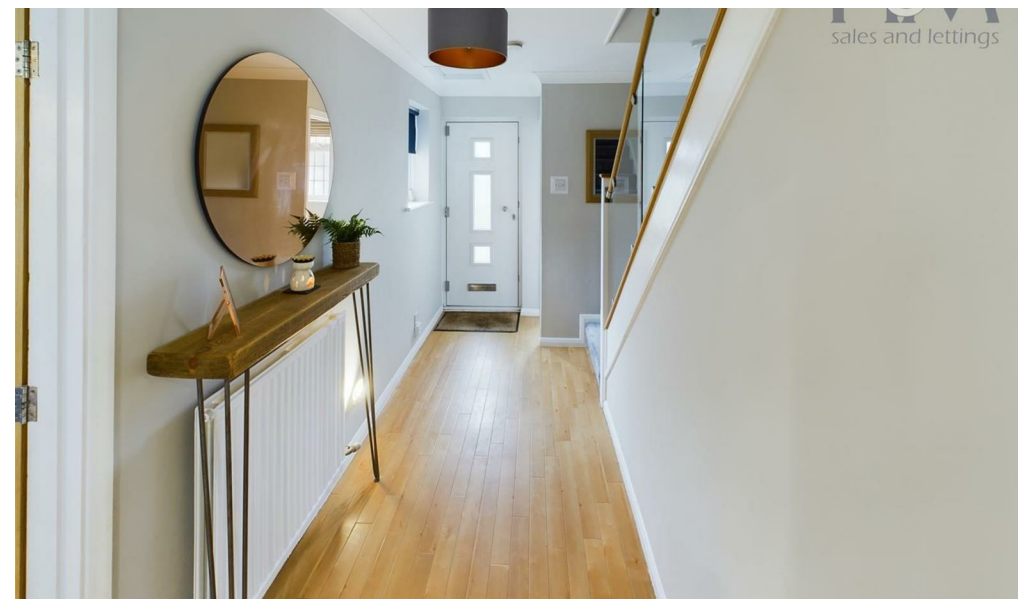


Petworth Close, Bragbury End, Stevenage, SG2 8UP.
Guide Price £650,000 - £675,000



OFFERED 'FOR SALE' with a guide price of £650,000 to £675,000 is this four bedroom detached family home situated on a cul-de-sac in the Bragbury End area of Stevenage. The current owners have had the property extended downstairs to create a fantastic family/entertaining room along with a refitted kitchen complete with peninsula island and utility room. Other benefits to this family home are an Ensuite to the master bedroom, downstairs WC, family lounge complete with fully length media wall.

An internal viewing is highly recommended to full appreciate this property and its fantastic entertaining areas.

Entrance Hall

13'7 x 4'9

Accessed from a double glazed front door with triple pane glazed inset windows, solid wooden style flooring, double radiator, vision glass balustrade leading to the first floor, separate oak framed and glazed inset doors leading to the family lounge and kitchen, access hatch.

Family Lounge

19'11 x 9'10

Double glazed window to the front aspect, radiator, bespoke fitted media wall with feature fireplace and under shelf lighting along with storage cupboards, timber and glazed bi-fold doors opening into the family room.

Kitchen/ Family Entertaining Room

28'6 x 20'8

A German bespoke fitted kitchen with 'soft close' base and wall mounted units with under cabinet lighting and quartz worktops over. Space for a range oven and extractor hood over, integrated dishwasher, built in microwave, peninsular island with breakfast bar, quartz worktops and inset one and a half bowl sink drainer with mixer tap over and double sided under cabinets. Porcelain tiled flooring which leads into the family room, inset spotlights, vertical mounted radiator, understairs storage cupboard, access into the Family/Entertaining Room.

Family/Entertaining Room

Full length double glazed bi-fold doors to the rear garden, two 'Velux' double glazed rooflights, under floor heated porcelain tiles, inset spotlights, opaque double glazed side aspect.

Utility Room

8'2 x 7'9

Fitted with a range of base and wall mounted units, plumbed for a washing machine and space for a tumble dryer, stainless steel sink drainer, space for undercounter fridge, inset spotlights, heated chrome towel rail.

Downstairs WC

4'7 x 3'10

Opaque double glazed window to the front aspect, cistern enclosed low level WC, vanity wash hand basin, tiled splashbacks.

Landing

8'3 x 3'6

Doors to all of the rooms, loft access.

Master Bedroom

11'1 x 9'9

Double glazed window to the front aspect, radiator, built in dressing area and vanity cupboards, door to the Ensuite,

Ensuite

5'6 x 5'4

Double glazed opaque window to the front aspect, low level WC, vanity wash hand basin with spotlights over, corner shower cubicle, tiled splashbacks, tiled flooring, radiator.

Bedroom Two

10'11 x 9'9

Double glazed window to the rear aspect, wall mounted air conditioning unit, radiator.

Bedroom Three

10'6 x 8'7

Double glazed window to the front aspect, wall mounted air conditioning unit, radiator, overstairs cupboard, wooden style flooring.

Bedroom Four

9'0 x 8'4

Currently used as a gaming room, double glazed window to the rear aspect, fitted floor to ceiling wardrobes, radiator.

Family Bathroom

8'10 x 5'10

Four piece suite comprising of a double length shower cubicle with glass screen, rainfall shower head and separate handset, tiled splashbacks and tiled floor, low level WC, vanity wash hand basin, panel enclosed bath, heated towel rail, inset spotlights, double glazed opaque window to the rear aspect.

Frontage

Laid to lawn with flowerbed and shrub borders, block paved driveway and grey brick borders, side gated access to the rear garden.





Rear Garden

Laid to lawn with railway sleeper borders, raised flower bed border, porcelain tiled patio, side gated access to the front.

Garage(converted)

9'2 x 7'5

Partly converted and ideal for the storage of garden equipment, double glazed side door, up and over door.



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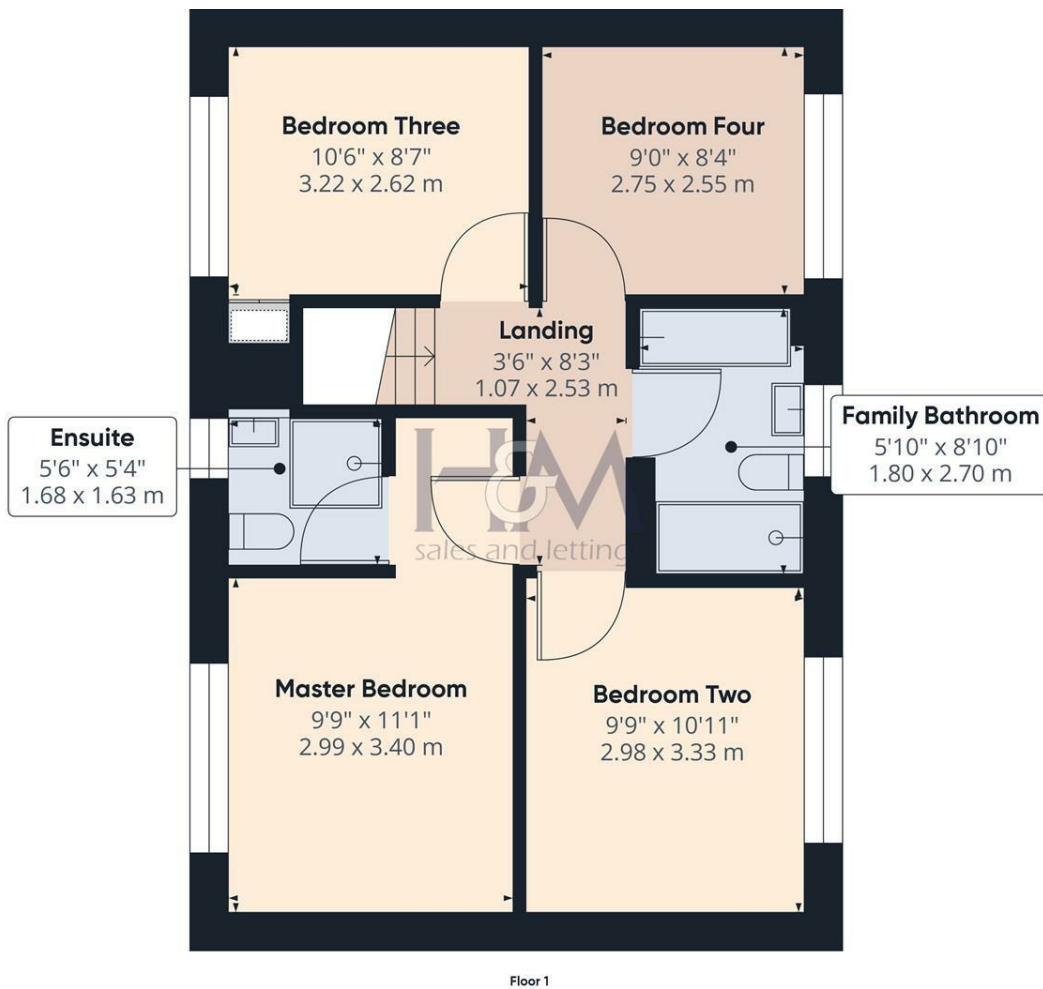
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Approximate total area⁽¹⁾
529.26 ft²
49.17 m²

(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.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	65	
(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	