

# HUNTERS<sup>®</sup>

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## 5 Woodfield Road

Stevenage, SG1 4BP

Offers In Excess Of £1,000,000



Council Tax: F



## Tenure: Freehold

A rare opportunity to purchase a large extended detached family home situated in one of the most prestigious & prominent locations in the Stevenage Old Town - Set back from a private cul-de-sac, fantastic location within walking distance to the High Street, Lister Hospital, Corey's Mill, Forster Country and Graveley. Versatile living accommodation, lots of internal storage throughout, 27ft double garage provides a vast storage area and potential for further conversion.

Premier location, overall plot size just under 1/4 acre, three en-suites, dining room, breakfast room, utility room and office/study, potential to extend (subject to planning consents).



### Ground Floor

#### Entrance Hallway

Frosted double glazed door and window leads into hallway. Parquet flooring. Radiator. Stairs rise to first floor. Under stairs storage cupboard.

#### Downstairs w/c

4'2" x 5'5" (1.27m x 1.65m)

Low level w/c and wash hand basin with vanity unit under. Tiled flooring and splash backs. Radiator. Frosted UPVC double glazed window to front aspect.

#### Kitchen

16'5" x 8'0" (5.00m x 2.44m)

The kitchen is fitted in a range of granite work surfaces with matching eye and base level units, sunken sink unit with drainer inset, induction hob with extractor over and integrated microwave, dishwasher, oven and grill. Tiled throughout. Under unit lighting. Radiator. UPVC double glazed window to front aspect.

#### Breakfast Room

8'3" x 9'5" (2.51m x 2.87m)

UPVC double glazed window to rear aspect. Radiator.

#### Dining Room

10'6" x 11'5" (3.20m x 3.48m)

UPVC double glazed window to rear aspect. Radiator. Parquet flooring (under the current carpet).

#### Lounge

12'6" x 21'8" (3.81m x 6.60m)

Feature open fireplace with marble surround. Two radiators. Dual aspect UPVC double glazed window to front aspect and French doors to rear aspect. Parquet flooring (under the current carpet).

#### Inner Hallway

UPVC double glazed door leading into hallway. Tiled flooring. Radiator. UPVC double glazed window and door to rear aspect.

#### Utility Room

12'9" x 6'7" (3.89m x 2.01m)

Granite work surface with Butler sink and drainer inset. Plumbing and space for washing machine and tumble dryer. Tiled flooring and splash backs.

### First Floor

#### Landing

Loft access. Radiator. Storage cupboard. Airing cupboard housing hot water cylinder. UPVC double glazed window over stairway.

### Bedroom One

9'7" x 13'2" (2.92m x 4.01m)

UPVC double glazed window to front aspect. Radiator.

#### EnSuite

6'3" x 9'3" (1.91m x 2.82m)

The suite comprises low level w/c, wash hand basin with vanity unit under, panelled bath with shower attachment over and a walk in power shower cubicle. Tiled throughout. Spotlights. Radiator. Frosted UPVC double glazed window to front aspect.

### Bedroom Two

13'4" x 11'0" (4.06m x 3.35m)

UPVC double glazed window to rear aspect. Radiator.

#### EnSuite

7'3" x 9'0" (2.21m x 2.74m)

The suite comprises low level w/c, wash hand basin with vanity unit under, panelled bath and walk in power shower cubicle. Tiled throughout. Frosted UPVC double glazed window to rear aspect.

#### Inner Landing

6'6" x 9'2" (1.98m x 2.79m)

Radiator. Storage cupboard.

#### Office Area

9'9" x 8'9" (2.97m x 2.67m)

Storage cupboard. Radiator. UPVC double glazed window to front aspect.

### Bedroom Three

12'9" x 11'0" (3.89m x 3.35m)

Two integrated double wardrobes with overhead storage. Radiator. UPVC double glazed window to rear aspect.

#### EnSuite

9'2" x 4'7" (2.79m x 1.40m)

The suite comprises low level w/c, wash hand basin with vanity unit under and walk in power shower cubicle. Radiator. Tiled throughout.

### Bedroom Four

10'8" x 12'0" (3.25m x 3.66m)

Integrated double wardrobe with over head storage. Radiator. UPVC double glazed window to rear aspect.

### Bedroom Five

10'0" x 9'6" (3.05m x 2.90m)

Radiator. UPVC double glazed window to front aspect.

## Family Bathroom

6'7" x 7'6" (2.01m x 2.29m)

The suite comprises low level w/c, vanity wash hand basin with unit under and panelled bath with shower attachment over. Tiled throughout. Radiator. Frosted UPVC double glazed window to front aspect.



## Outside

### Front

A large frontage with driveway leading to double garage and front door. Gated side access. Mature shrubs, trees and lawn areas. Potential to create a sweeping in/out driveway.

### Rear

A wide rear plot mainly laid to lawn, mature shrubs and trees. Patio area with accompanying rockery. Greenhouse, Summer house & shed. Enclosed by panel fencing.

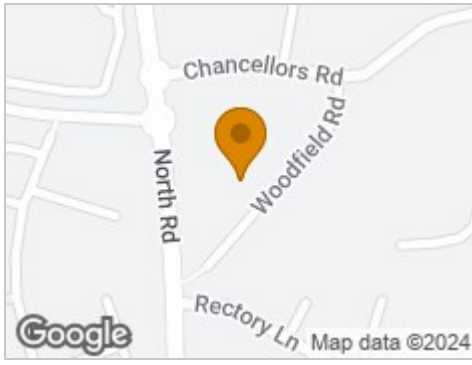
## Double Garage

27'2" x 18'8" (8.28m x 5.69m)

Power assist up and over doors. Light and power. Fitted work bench/workshop area (to the rear aspect). UPVC double glazed window to rear aspect. Location of fuse board and electric meter.



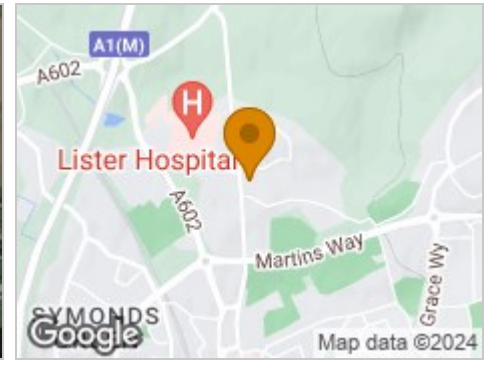
## Road Map



## Hybrid Map



## Terrain Map



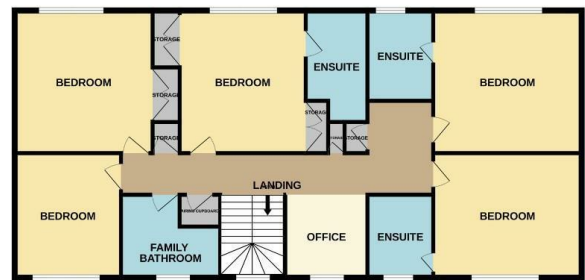
## Floor Plan



GROUND FLOOR  
1676 sq.ft. (155.7 sq.m.) approx.



1ST FLOOR  
1449 sq.ft. (134.6 sq.m.) approx.



TOTAL FLOOR AREA: 3125 sq.ft. (290.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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