

# HUNTERS<sup>®</sup>

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## 7 Whitney Drive

Stevenage, SG1 4BE

Offers In The Region Of £875,000



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Council Tax: F



# Tenure: Freehold

An extended four bedroom detached family home situated in a sought after area within the Old Town in Whitney Drive - Set on a fantastic plot boasting generous front and rear gardens, detached garage, extended to provide a spacious main bedroom and ground floor annexe arrangement, private setting, good size kitchen with snug area, separate office space. EPC D

Garage & driveway allowing for ample off road parking / Ideal location close to Lister Hospital & Coreys Mill / Walking distance to Old Town High Street & mainline train station perfect for the London commute / Annexe to the front aspect



## ENTRANCE HALL

UPVC double glazed door leads into the hall with UPVC double glazed windows. Radiator.

## FAMILY/DINING ROOM

20'3" x 17'6" (6.17 x 5.33)

An extended part of the property, triple aspect UPVC double glazed windows to three sides and a double glazed patio door leading to the enclosed front garden. Three radiators. Spotlights. Feature vaulted ceiling.

### KITCHENETTE AREA:

Fitted in a range of matching base units with roll edge work surfaces over. Enclosed wall mounted boiler. Under counter integral fridge. Modern shaped stainless steel sink unit with mixer tap.

## UTILITY ROOM 1

Located within the family/dining room. UPVC double glazed frosted window to the side aspect. Large storage cylinder. Spotlights.

## INTERNAL LOBBY

Stairs rise to the first floor with storage are beneath. Additional storage cupboard.

## CLOAKROOM

Suite comprises vanity sink unit with cupboard beneath and low level wc. Heated towel rail. Full ceramic tiling. Frosted UPVC double glazed window to the side aspect.

## UTILITY ROOM 2

7'5" x 5'6" (2.26 x 1.68)

UPVC double glazed door to the rear aspect. Fitted storage cupboard with work surface. Spaces for a tumble dryer, washing machine and fridge.

## OFFICE/STUDY

8'2" x 9'3" (2.49 x 2.82)

UPVC double glazed window to the front aspect.

## KITCHEN

16'9" x 9'2" (5.11 x 2.79)

UPVC double glazed window to the rear aspect. Fitted in a range of matching base and eye level units with granite work surfaces over incorporating stainless steel one and a half bowl sink unit. Integrated NEFF dishwasher. Gas hob with extractor hood over and integrated Zanussi microwave/grill/oven. Integrated fridge/freezer. Enclosed boiler. Breakfast bar peninsula. Lots of storage throughout. Spotlights. Open to:

## SNUG

6'1" x 9'9" (1.85 x 2.97)

UPVC double glazed French doors to the rear aspect.

## LOUNGE

22'8" x 13'10" (6.91 x 4.22)

A dual aspect room with UPVC double glazed windows to the front and side aspects. Original Parquet flooring. Gas fire place.

## LANDING

UPVC double glazed window on the turn of the stairs. Airing cupboard.

## FAMILY BATHROOM

15'1" x 7'5" (4.60 x 2.26)

A dual aspect bathroom with UPVC double glazed windows to the side and rear aspects. Suite comprises low level wc, walk in shower enclosure, wash hand basin and corner Jacuzzi bath. Full ceramic tiling. Heated towel rail. Spotlights. Access to the loft space.

## BEDROOM ONE

23'2" x 9'4" extending to 14'10" (7.06 x 2.84 extending to 4.52)

A dual aspect extended room with UPVC double glazed windows to the front and side aspects. Integrated storage cupboard. and bespoke fitted wardrobes and drawers.

## BEDROOM TWO

16'4" x 8'10" (4.98 x 2.69)

UPVC double glazed window to the rear aspect. Fitted wardrobes and drawers. Door to:

## EN SUITE

A four piece suite comprising low level wc, walk in shower cubicle, wash hand basin and bidet. Frosted UPVC double glazed window to the rear aspect. Fully tiled. Radiator.

## BEDROOM THREE

13'11" x 10'3" (4.24 x 3.12)

UPVC double glazed window to the side aspect. Integrated storage cupboard.

## BEDROOM FOUR

10'6" x 8'9" (3.20 x 2.67)

UPVC double glazed window to the front aspect.

## OUTSIDE

## FRONT GARDEN

A south-west facing large additional second garden area, enclosed by panel fencing, with a patio seating area.

## DRIVEWAY FRONTAGE

Driveway to front aspect and further drive to the side aspect leading to the detached garage. EV car charging port.

## DETACHED GARAGE

17'11" x 13'9" (5.46 x 4.19)

UPVC double glazed doors to the side and rear aspects. Window to the side aspect. Power assisted up and over door to the front. Fitted work surfaces with stainless steel sink unit and storage cupboards.

## REAR GARDEN

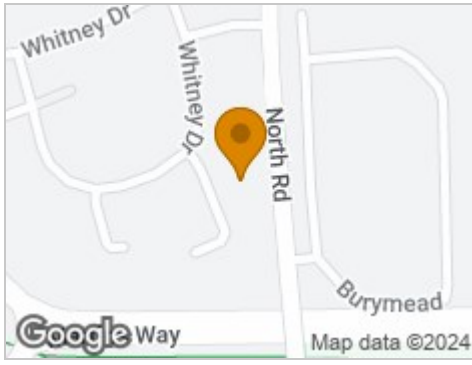
Gated side access. Mature shrubs to perimeter and laid to lawn in the main. Two storage sheds. Patio area.

## AGENTS NOTE

Preliminary details not yet approved by vendor. An EPC has been commissioned for this property.



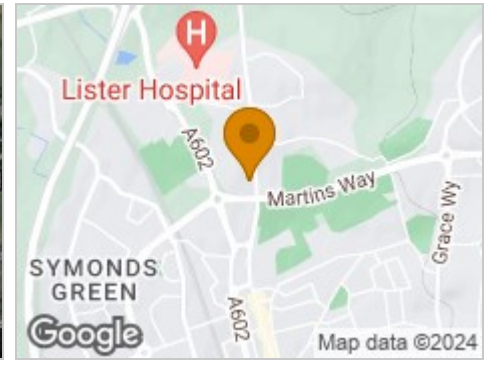
## Road Map



## Hybrid Map



## Terrain Map



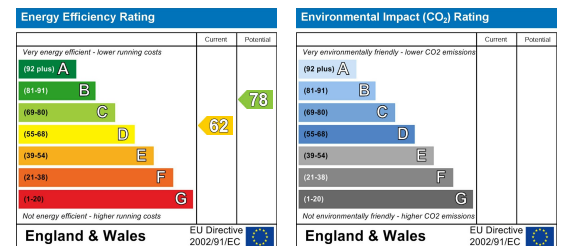
## Floor Plan



## Viewing

Please contact our Hunters Stevenage Office on 01438 313393 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.