

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



40 Whitesmead Road

Stevenage, SG1 3LB

Guide Price £550,000



Council Tax: D





## Tenure: Freehold

Presented To A High Standard Throughout This Four Bedroom Semi Detached House Offers Great Internal Space As Well As A Huge South Facing Landscaped Rear Garden - Offered CHAIN FREE, Off Street Parking for Three Vehicles And Possibly More, Detached Garage, Potting Shed & Brick Shed. The Property Benefits From A Double Storey Rear Extension, Internal Accommodation Comprises Of A Wrap Around Large Kitchen/Diner, Double Reception Room, En-Suite To Master Bedroom, Refitted Family Bathroom & Downstairs WC. Whitesmead Road Is Within Walking Distance To The Old Town High Street, Including Numerous Restaurants, Pubs & Amenities. Stevenage Provides Convenient Access To The A1 (M) & Mainline train Station Perfect For The London Commute.



### Hallway

10'3 x 8'6 (3.12m x 2.59m)

Front door leads into property. Engineered light oak flooring. Understairs storage cupboard. Radiator. Spotlights.

### Cloakroom

2'7 x 4'7 (0.79m x 1.40m )

UPVC Double glazed frosted window to side aspect. Low level W.C. Radiator. Wash hand basin. Tiled splashbacks. Laminate flooring.

### Kitchen/Breakfast/Dining Room

12'5 (extending to 21'1") x 8'7 (extending to 19'5 (3.78m (extending to 6.43m) x 2.62m (extending to 5)

Quartz marble effect worksurfaces with matching upstands. Spotlights. Butler sink unit with drainer inset. Engineered light oak flooring. Radiator. Under unit lighting. UPVC Double glazed door to side aspect. Matching eye level and base units. Pull out larder cupboard. American fridge/freezer. Space and plumbing for washing machine, dishwasher and tumble dryer. Fitted water softener. Archway to further part of the Kitchen opening out to the dining area. Further radiator. Bi-folding UPVC Double glazed doors leading to the rear garden. Range master with matching extractor hood over. Tiled splashback.

### Open Plan Lounge

12'3 x 13'7 (3.73m x 4.14m)

Cast iron fire place with mantle and hearth surround. Engineered light oak flooring. Vertical radiator. HIVE thermostat controls. Archway leading to:

### Snug

10'1 x 16'0 (3.07m x 4.88m)

Feature cast iron fire place. UPVC Double glazed bay window to front aspect. Engineered light oak flooring. door to hallway.

### Landing

Door to all rooms. Loft access housing pull down ladder and location of combi boiler. UPVC Double glazed window to side aspect.

### Bedroom One

11'1 x 12'6 (3.38m x 3.81m)

UPVC Double glazed window to rear aspect. Radiator. Laminate flooring. Integral double wardrobe.

### En-suite

Low level W.C. Wash hand basin inset to granite worksurface. Walk in shower cubicle with spa jet shower over. Tiled throughout. Spotlights.

### Bedroom Two

8'0 x 13'6 (2.44m x 4.11m )

UPVC Double glazed window to rear aspect. Radiator. Integral triple wardrobe. Laminate flooring.

### Bedroom Three

15'5 x 9'1 (4.70m x 2.77m )

UPVC Double glazed window to front aspect. Radiator. Integral storage cupboard. Fitted double wardrobes. Feature cast iron fireplace. Laminate flooring.

### Bedroom Four

8'4 x 7'1 (2.54m x 2.16m )

UPVC Double glazed window to side aspect. Radiator. Laminate flooring.

## Bathroom

8'0 x 7'1 (2.44m x 2.16m)

UPVC Double glazed frosted window to front aspect. Heated towel rail. Low level W.C. Floating sink unit with storage under. Sensor LED mirror cabinet. Power shower with rainfall effect head over and panelled bath under. Tiled splashbacks and walls. Spotlights.

## Outside

### Front

Landscape border. Perimeter hedgerow . Footpath to front storm porch.

### Rear

Gated side access. Large patio area with flowerbed borders. Laid to lawn in the main with landscaped shaped flowerbeds with a mixture of mature shrubs, ferns and evergreens. Raised rear decking area. Brick built storage shed. Allotment beds sat in retaining sleepers.

### Driveway

Pebbled driveway with retaining flowerbed wall with cedar slated fencing over.

## Garage

10'6 x 15'7 (3.20m x 4.75m)

Up and over door. Light and power. Personal door to the garden.

## Potting Shed

5'1" x 9'08" (1.55m x 2.95m)

Light and power. Water supply.



## Road Map



## Hybrid Map



## Terrain Map



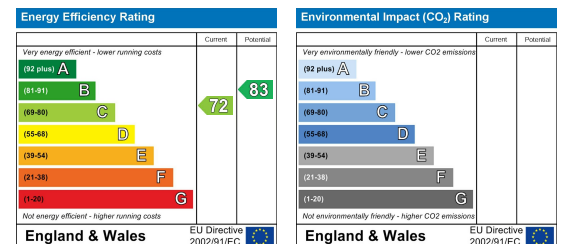
## Floor Plan



## 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.