

HUNTERS[®]

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7 Tates Way

Stevenage, SG1 4WP

Guide Price £550,000

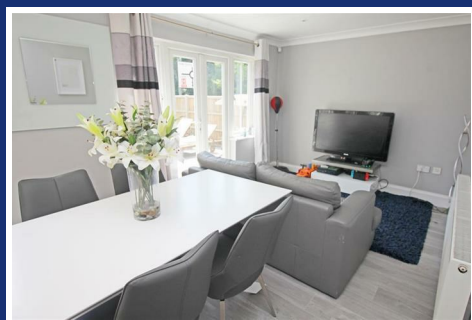


Council Tax:



Tenure: Freehold

A spacious four bedroom detached family home located in Corey's Mill - converted garage to provide a study and an impressive open-plan kitchen/breakfast room. The master bedroom suite with vaulted ceiling and en-suite bathroom, Walking distance of Lister Hospital, Sainsbury's supermarket, John Henry Newman School and within the catchment area for Graveley Village Junior School



GROUND FLOOR

HALLWAY

Double glazed front door leading into hallway. Thermostat, stairs rising to the first floor. Under stairs storage cupboard with plumbing for a washing machine and tumble dryer. Radiator.

CLOAKROOM

Refitted with a white two-piece suite comprising a low level wc with push button flush and a vanity hand wash basin with chrome mixer tap with vanity cupboard below, chrome heated towel rail, circular mosaic tiling to one-third height with contrasting black polished porcelain floor tiles and double glazed window to the front aspect.

LOUNGE

17'7" x 12'6" (5.36 x 3.81)
Wooden effect flooring, light oak modern fireplace with a cream granite hearth and surround with an inset living flame gas fire. spotlights, Two radiators and double glazed window to the front aspect.

KITCHEN BREAKFAST ROOM

19'8" (MAX) x 17'5" (5.99 (MAX) x 5.31)
Refitted kitchen comprising a modern sleek range of cream gloss base and eye level units and drawers finished with grey contrasting square edged granite work surfaces. Inset butler sink unit with mixer tap and drainer inset. Eye level unit concealing wall mounted gas fired boiler, spotlights, wood effect flooring, double glazed door and window to the rear garden. Kitchen units extend to the study providing further storage space including a larder cupboard.

DINING AREA

10'6" x 9'8" (3.20 x 2.95)
Continuation of wooden effect flooring, radiator and double glazed French doors opening to the rear garden.

STUDY

8'4" x 8'3" (2.54 x 2.51)
UPVC double glazed windows to front aspect. Radiator. Fusebox. Spotlights.

FIRST FLOOR

LANDING

Access to loft space, doors to all rooms.

BEDROOM ONE

13'5" x 12'9" (4.09 x 3.89)
Full height vaulted ceiling with feature wide arched double glazed window with further double glazed window, both to the front aspect. Radiator. Measurements exclude both a double and a single wardrobe.

EN-SUITE

6'9" x 6'3" (2.06 x 1.90)
Refitted with a modern white three-piece suite comprising a low level wc with push button flush, inset vanity hand wash basin with modern mixer tap and vanity drawer below, walk in Aqualisa shower cubicle, tiled floor, extractor fan, spotlights and double glazed window to the front aspect.

BEDROOM TWO

13'7" x 8'6" (4.14 x 2.59)
Measurements include a built-in double wardrobe whilst include a single shelved storage cupboard,

radiator and double glazed window to the front aspect.

BEDROOM THREE

10'4" x 10'2" (3.15 x 3.10)

Measurements exclude a built-in double wardrobe, radiator and double glazed window to the rear aspect.

BEDROOM FOUR

9'5" x 6'11" (2.87 x 2.11)

Radiator and double glazed window to the rear aspect.

FAMILY BATHROOM

7'5" x 6'4" (2.26 x 1.93)

Refitted with a modern white three-piece suite comprising a panelled path with central chrome mixer tap, low level wc, wide rectangular vanity hand wash basin with chrome mixer tap and white deep vanity drawer below. Extractor fan, spotlights, radiator and double glazed window to the rear aspect.

OUTSIDE

FRONT

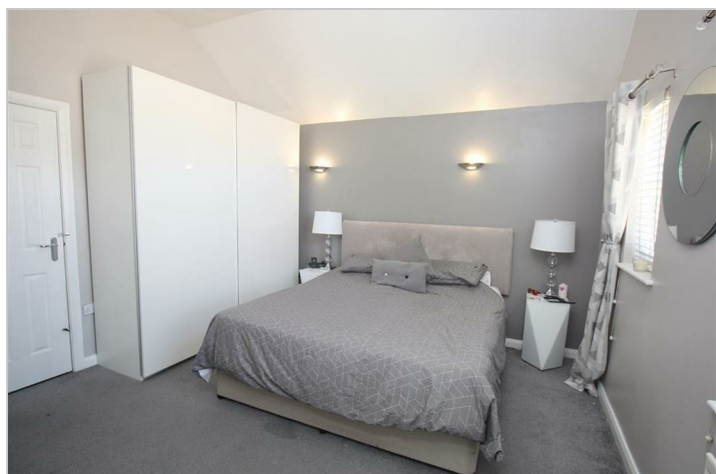
Paved frontage providing ample off-road parking for several vehicles with lawn area to the side, shrub borders, gated access to the rear garden. Storage shed.

REAR

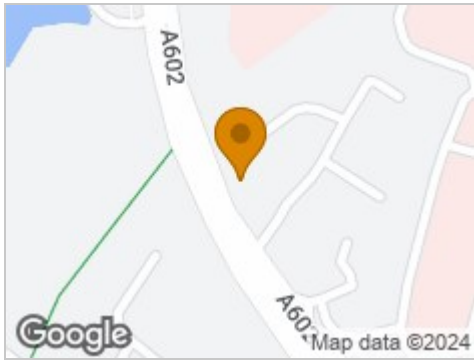
Laid to lawn in the main with a sunken trampoline, raised beds with wooden sleepers and a metal storage shed. Garden enclosed by wooden panelled fencing with gated access to the front.

AGENTS NOTE

An EPC is available for this property.



Road Map



Hybrid Map



Terrain Map



Floor Plan



GROUND FLOOR



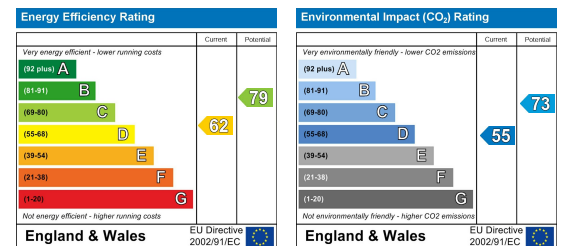
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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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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.