

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 106 Minehead Way

Stevenage, SG1 2JH

Guide Price £439,995



Council Tax: C





# Tenure: Freehold

Welcome to Minehead Way, Stevenage - a charming family house that is sure to capture your heart! This heavily extended home is nestled at the end of a peaceful cul de sac. Boasting three bedrooms, this property provides ample space for a growing family or those who enjoy having extra room for guests or a home office. The spacious family living area is perfect for entertaining loved ones or simply relaxing in style. One of the standout features of this lovely home is the south-facing rear garden, where you can bask in the warmth of the sun and enjoy al fresco dining or simply unwind in your own private outdoor oasis. With plenty of parking available, you'll never have to worry about finding a spot for your vehicle after a long day. Don't miss out on the opportunity to make this delightful property your own and create lasting memories in a truly special place.



## Door to Entrance Lobby

Window to side, tiled floor

## Door to Cloakroom

Low level W/C, wash hand basin, window to front, tiled floor, electric wall heater

## Reception Hallway

20'7 x 5'11 (6.27m x 1.80m)

Tiled and laminate floor, understairs study area, radiator, doors to

## Shower Room

Tiled floor, shower cubicle, heated towel rail, extractor fan, tiled walls

## Kitchen/Diner

16'4 x 10'6 (4.98m x 3.20m)

Laminate floor, excellent range of fitted wall and base units with complimentary composite worktops, built in oven, gas hob with extractor over, fridge, stainless steel 1 1/2 bowl sink, built in secret walk in pantry with automatic light, 2 windows to front, space for dishwasher, laminate floor, radiator, cupboard housing boiler

## Lounge

21'3 x 16'4 (6.48m x 4.98m)

French doors to rear, 2 radiators

## Dining Room

14 x 10'3 (4.27m x 3.12m)

Laminate floor, window to side, french doors to rear, radiator

## Utility Room

10 x 7 (3.05m x 2.13m)

Tiled floor, built in base units with worktops, ceramic sink, space for fridge/freezer, washing machine and tumble dryer, window to front

## Workshop

13'10 x 5'2 (4.22m x 1.57m)

2 windows to side, door to rear, built in unit, polycarbonate roof. Door to

## Study

5'7 x 4'7 (1.70m x 1.40m)

Power and light connected

## First Floor Landing

Hatch to loft, airing cupboard, radiator

## Bedroom 1

10'6 x 9'7 (3.20m x 2.92m)

Window to front, laminate floor, built in wardrobes to one wall

## Bedroom 2

11'5 x 9'10 (3.48m x 3.00m)

Window to front, radiator, fitted cupboard, laminate floor

## Bedroom 3

11'11 x 7'8 (3.63m x 2.34m)

Window to front, two built in over stairs cupboards, radiator

## Bathroom

Modern fitted suite comprising of bath with independent shower over, vanity wash hand basin, low level W/C, heated towel rail, part tiled walls, splash backs, window to front

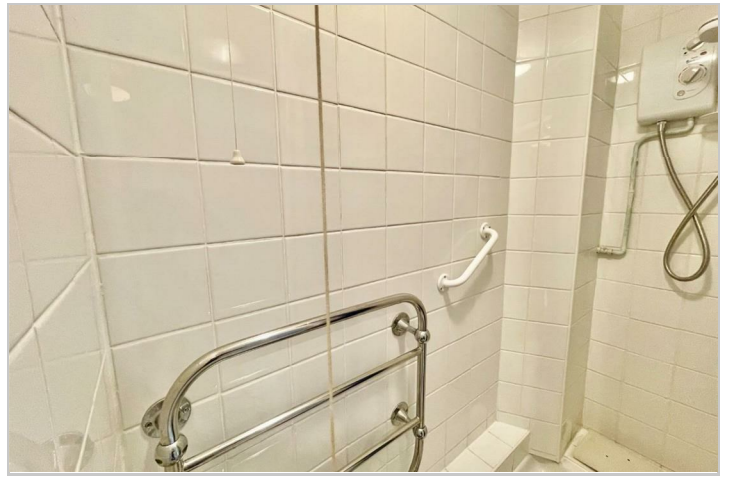
## Outside

South facing rear garden with spacious patio area, laid to lawn with mature tree and shrub borders, entertaining pergola with decked area, outside lighting, shed and summerhouse to remain, outside tap, gated side access to garage and driveway plus additional parking to the rear (Currently renting the second garage)

## Front

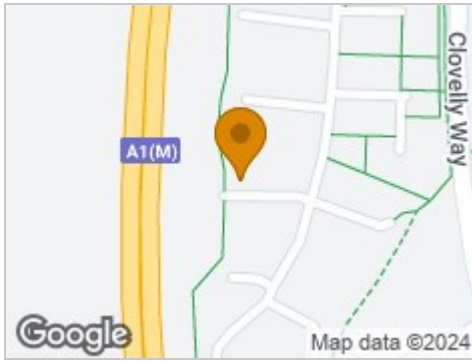
Enclosed with picket fencing, laid to slate and patio







## Road Map



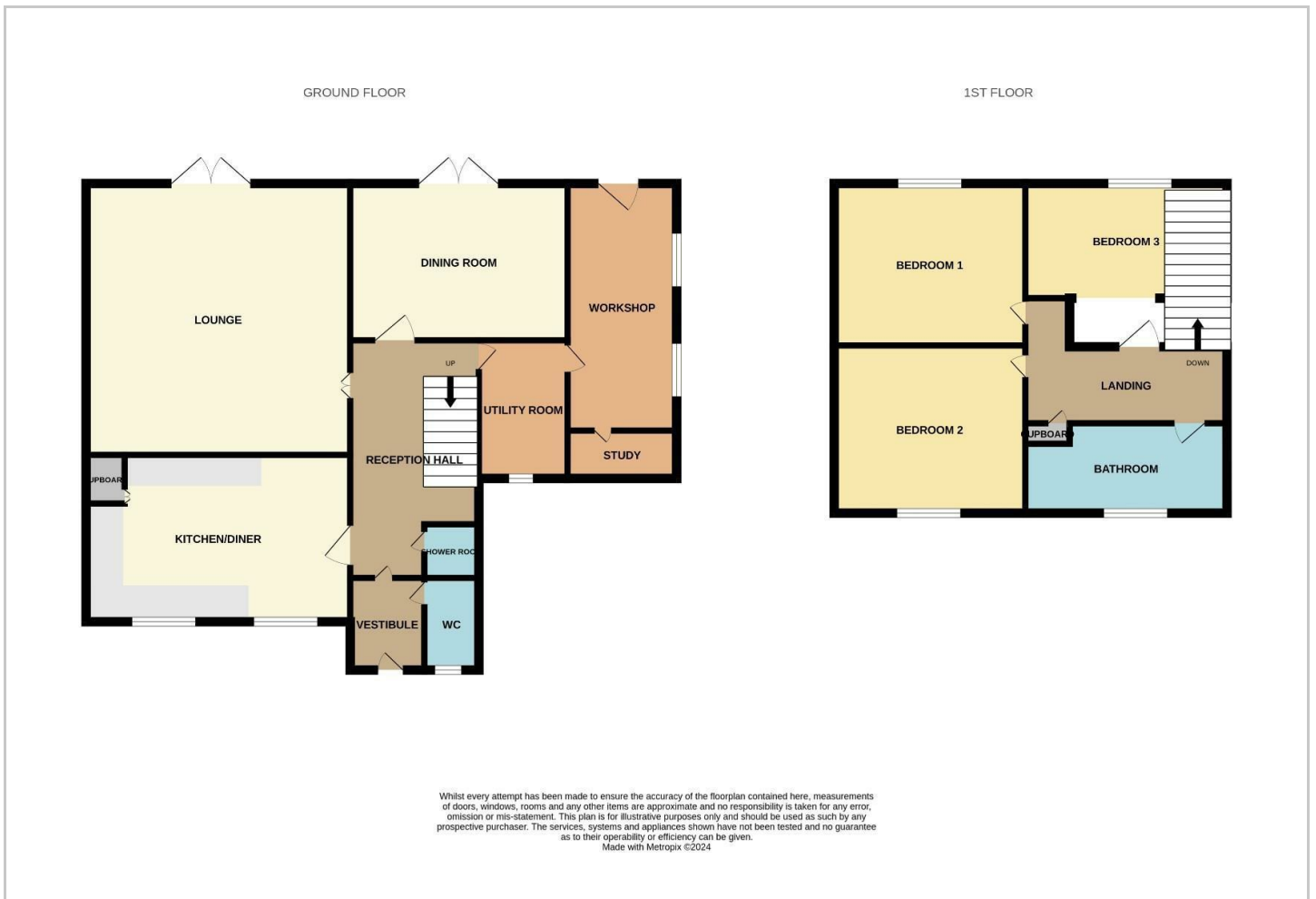
## Hybrid Map



## Terrain Map



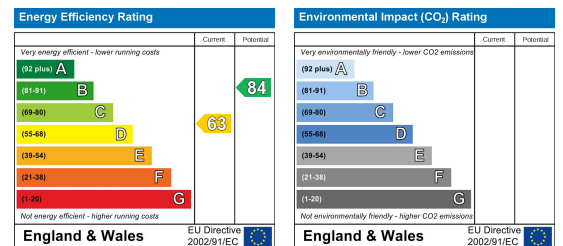
## Floor Plan



## 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.