

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 79 Siddons Road

Stevenage, SG2 0PW

Offers In Excess Of £350,000



Council Tax: C





Welcome to this charming mid-terrace house located on Siddons Road in the delightful town of Stevenage. The house features three lovely bedrooms, offering plenty of space and integral storage. The property also includes a well-maintained bathroom and downstairs w/c, large kitchen diner and a full width rear conservatory ensuring convenience and comfort for all residents. This house exudes character and charm while providing modern amenities for contemporary living.

Situated in a convenient location, residents will enjoy easy access to local amenities, schools, and transport links. Whether you're looking to unwind in the private garden with the inbuilt hot tub and detached workshop or explore the vibrant surroundings, this house offers the perfect blend of comfort and style. Don't miss the opportunity to make this house your home. Contact us today!



### Entrance Porch

7'8 x 4'8 (2.34m x 1.42m )

UPVC double glazed door and window lead into property. Laminate flooring.

### Hallway

13'3 x 8'2 (max) (4.04m x 2.49m (max))

Tiled flooring. Radiator. Stairs rise to first floor. Location of fuse board and electric meter. HIVE heating controls.

### W/C

2'6 x 5'8 (0.76m x 1.73m )

Low level W/C. Wash hand basin with unit under. Alcove shelving with LED lights over. Tiled throughout. Heated towel rail.

### Lounge

13'5 x 12'5 (4.09m x 3.78m )

UPVC double glazed window to front aspect. Radiator. laminate flooring. Large understairs storage cupboard. French doors to kitchen. Feature fireplace with marble heath and wood surround (location of back boiler).

### Kitchen/Diner

21'6 x 9'7 (6.55m x 2.92m )

Dual aspect double glazed windows to rear aspect. French doors to conservatory. Tiled flooring and splashbacks. matching eye level and base units with roll edge work surfaces over. Stainless steel one and a half bowl sink unit with mixer tap over. Integral oven and grill. Stainless steel gas hob with extractor hood over. Under unit LEDs. Space for dishwasher and American fridge/freezer. Space to dine.

### Conservatory

19'1 x 10'7 (5.82m x 3.23m )

OF brick and UPVC double glazed construction. French doors lead to garden. Two radiators. Tiled flooring. Plumbing for washing machine and tumble dryer.

### First Floor Landing

Loft access, airing cupboard. Door to all rooms.

### Bedroom One

9'4 x 14'3 (2.84m x 4.34m )

UPVC double glazed window to front aspect. Radiator. Fitted wardrobe and drawer units.

### Bedroom Two

8'8 x 12'8 (2.64m x 3.86m )

UPVC double glazed window to rear aspect. Radiator. integral storage cupboard.

### Bedroom Three

12'6 x 6'8 (3.81m x 2.03m )

UPVC double glazed window to front aspect. Radiator.

### Bathroom

UPVC double glazed window to rear aspect. Shaped panelled bath with electric shower over. Wash hand basin with unit under. Heated towel rail. Tiled splashbacks.

### W/C

UPVC double glazed window to rear aspect. Low level W/C. Tiled splashbacks.

### Front

Driveway allowing for off-road parking.

### Rear

Enclosed by panel fencing. Gated rear access. Low maintenance Astro turf lawn. patio area. Railway sleeper borders. Raised decked area. Location of spa hot tub. Outside power and lighting.

### Workshop

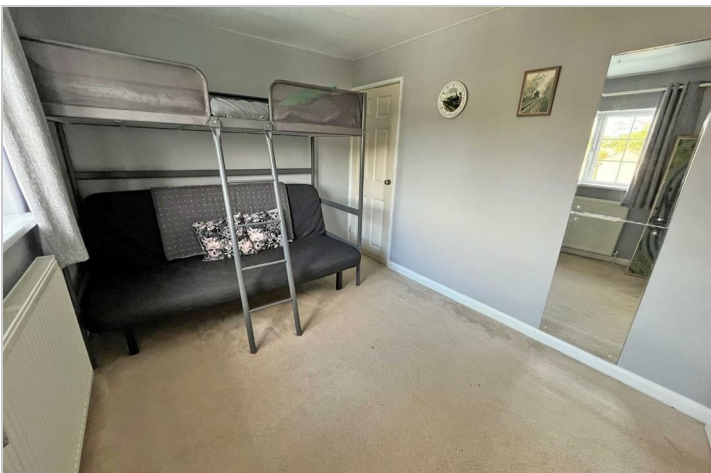
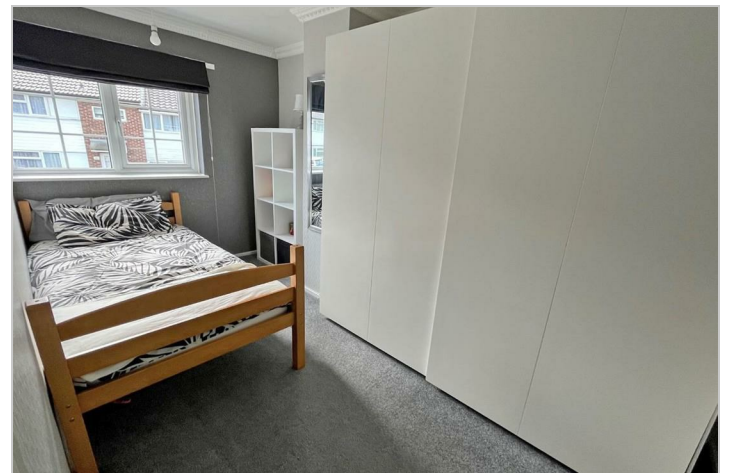
14'9 x 9'7 (4.50m x 2.92m )

UPVC double glazed windows and French doors. light and power.

Driveway allowing for off road parking / Low maintenance rear garden with hot tub and detached workshop / Full width conservatory / Downstairs W/C / Walking distance to local shops, schools and woodland

Tel: 01438 313393







## Road Map



## Hybrid Map



## Terrain Map



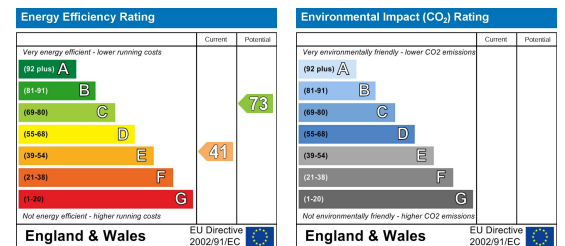
## Floor Plan



## 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.