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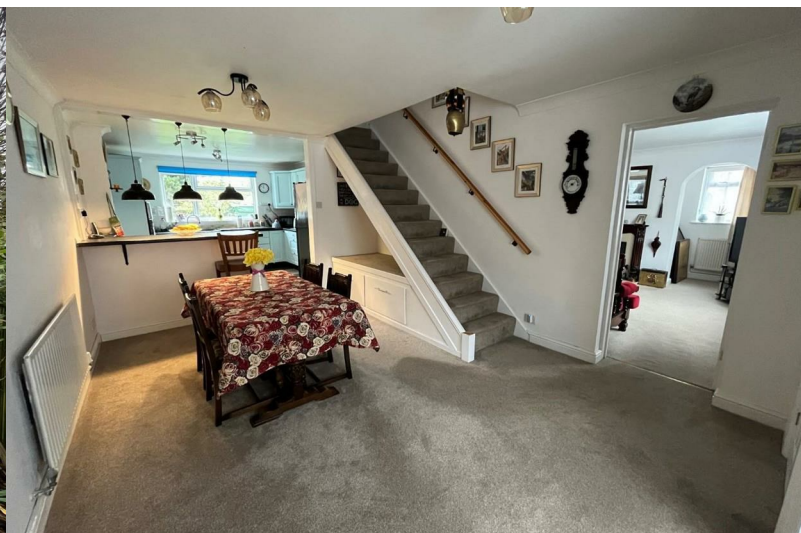
Magellan Close

Stevenage, SG2 0NF

Guide Price £595,000



Council Tax: F



1/2 Magellan Close

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Ground Floor

Entrance Porch

3'6" x 3'4" (1.07 x 1.02)

UPVC double glazed door leads into property. Door to:

Kitchen

11'5" x 12'2" (3.48 x 3.71)

UPVC double glazed window to rear aspect. Radiator. Matching eye level and base units with roll edge work surfaces over. Composite one and half bowl sink unit. Electric hob. Space for American fridge/freezer and dishwasher. Integral oven and grill. Tiled throughout. Location of fuse board. Breakfast bar area.

Dining Room

11'5" x 18'7" (3.48 x 5.66)

Box bay UPVC double glazed window area to the front aspect. Two radiators. Stairs rise to first floor. Understairs alcove and storage area. Telephone point.

Lounge

12'3" x 17'2" (3.73 x 5.23)

Dual aspect windows to front and side aspects. Radiator. Recess area 5'3" x 3'0" with UPVC double glazed window to the side aspect. Electric fireplace.

Second Reception Room

9'4" x 12'3" (2.84 x 3.73)

UPVC double glazed French doors lead to garden area. Radiator.

Utility Room

13'1" x 8'1" (3.99 x 2.46)

UPVC double glazed window and door to rear aspect. Tiled throughout. Matching eye level and base units with roll edge work surfaces over. Plumbing for washing machine. Radiator.

W/C

2'9" x 5'4" (0.84 x 1.63)

Low level w/c, wash hand basin, tiled throughout.

First Floor

Landing

Loft access. Airing cupboard.

Bedroom One

11'9" x 12'3" (3.58 x 3.73)

UPVC double glazed window to front aspect. Radiator.

En-Suite

4'5" x 5'9" (1.35 x 1.75)

Corner shower cubicle. Radiator. Low level w/c. UPVC double glazed frosted window to side aspect. Wash hand basin. Tiled splashbacks.

Bedroom Two

11'6" x 11'3" (3.51 x 3.43)

UPVC double glazed window to front aspect. Radiator. Over stairs storage cupboard.

Bedroom Three

8'7" x 12'2" (2.62 x 3.71)

UPVC double glazed window to rear aspect. Radiator. Loft access.

Bedroom Four

11'7" x 8'7" (3.53 x 2.62)

UPVC double glazed window to rear aspect.
Radiator.

Bedroom Five

7'7" x 8'6" (2.31 x 2.59)

UPVC double glazed window to rear aspect.
Radiator.

Bedroom Six

7'7" x 12'1" (max) (2.31 x 3.68 (max))

UPVC double glazed window to front aspect.
Radiator.

Bathroom

5'0" x 8'1" (1.52 x 2.46)

UPVC double glazed window to side aspect. Corner bath. Radiator. Wash hand basin. Low level w/c. tiled splashbacks.

Additional Shower Room

5'3" x 3'5" (1.60 x 1.04)

Piping present ready for shower room to be refit.

Outside

Front

Driveway allowing for off road parking.

Rear

Enclosed by panel fencing, with gated side access.
Laid to lawn in the main. Patio area. Storage shed.

Garage

Integral garage with light and power.



Road Map



Hybrid Map



Terrain Map



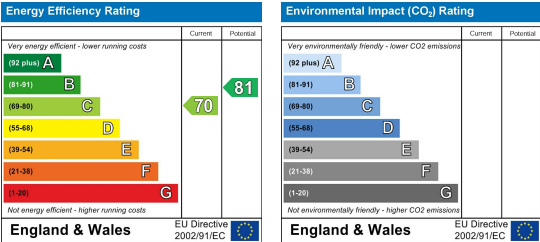
Floor Plan



Viewing

Please contact our Stevenage Sales Office on 01438 313 393 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.