



iwstates.com



## Wheatlands

Stevenage, SG2 0JU

Guide Price £340,000



Council Tax: C



Nestled in the charming area of Wheatlands, Stevenage, this delightful end-terrace house offers a perfect blend of comfort and convenience. With a well-thought-out layout this property is ideal for first-time buyers, small families, investment buyers or those seeking a downsize and cosy retreat. The house features a welcoming reception room open plan to an extended conservatory area , providing a warm and inviting space for relaxation or entertaining guests. The two double bedrooms are generously sized, offering ample room for rest and personalisation. The property, built in 1990, benefits from modern construction standards, ensuring a comfortable living environment. Wheatlands is a sought-after location, known for its friendly community and accessibility to local amenities. Residents can enjoy nearby parks, shops, and schools, making it an excellent choice for families. Additionally, the area boasts good transport links, allowing for easy commutes.



### The Property

This well cared for lovely two bedroom home is an ideal purchase located in a popular well established street of Wheatlands. As you enter, there is a storage cupboard located under the stairwell and a fully equipped kitchen to the right hand side. This includes a gas hob, brand new electric oven, a dishwasher, washing machine and a wall mounted enclosed boiler which is 2yrs old. The comfortable lounge with gas fireplace opens to the conservatory extension acting as additional dining space or another reception room. The suntrap garden has a patio terrace area with steps down to a laid to lawn area all enclosed by panel fencing and a gated side access. The first floor consists of two double bedrooms, with a box bay window storage and airing cupboards to bedroom two, bathroom and loft access. To the front aspect is a driveway providing off road parking for two vehicles.

### Hallway

11'0" x 5'7" (3.35m x 1.70m)

### Lounge

11'9" x 15'1" (3.58m x 4.60m)

### Kitchen

9'9" x 5'8" (2.97m x 1.73m)

### Conservatory

10'0" x 10'9" (3.05m x 3.28m)

### First Floor

### Bedroom One

11'9" x 9'0" (3.58m x 2.74m)

### Bedroom Two

8'2" x 8'5" (2.49m x 2.57m)

### Bathroom

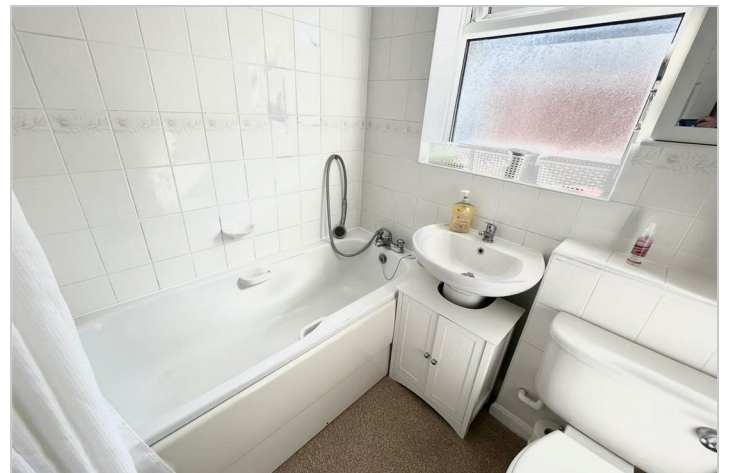
6'1" x 5'6" (1.85m x 1.68m)

### Outside

### Front and Rear Gardens

### Driveway

- Large Conservatory
- Two Bedrooms
- Tandem Driveway Providing Off Road Parking
- Split Level Garden with Suntrap Patio Terrace
- Popular Chells Manor Location
- Well Equipped Kitchen



Road Map



Hybrid Map



Terrain Map



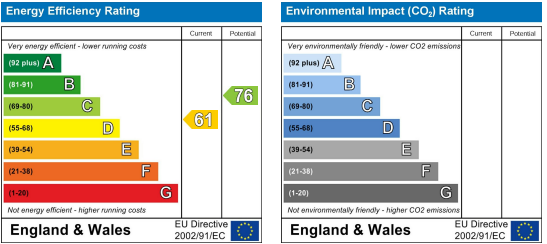
Floor Plan



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.