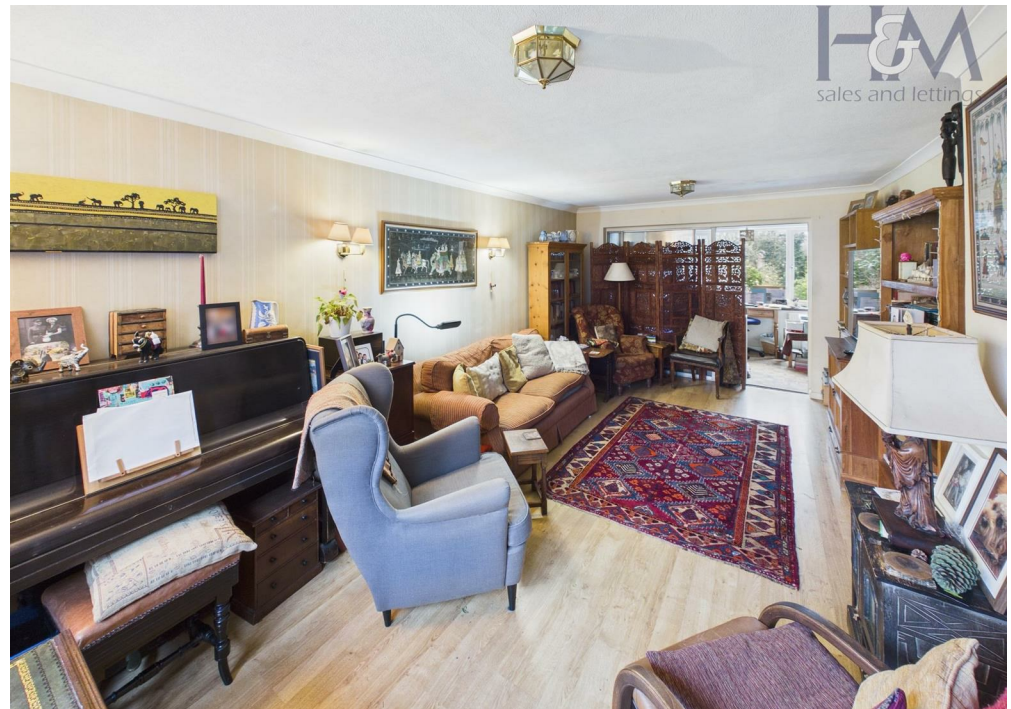


# Shackleton Spring, Stevenage, Hertfordshire, SG2 9DF. Price Guide £450,000-£475,000



# Shackleton Spring, Stevenage, Hertfordshire, SG2 9DF.

## Council Tax Band: D

Offered with a guide price of £450,000 to £475,000 and situated in a cul-de-sac location is this extended four bedroom semi detached family home backing onto Fairland Valley community woodland.

This spacious property offers a kitchen/breakfast room, family lounge, conservatory, dining room/reception two, utility room, downstairs wc and a home office. Upstairs there are four bedrooms with the master having an Ensuite, Outside is a generous rear garden measuring approximately 127ft in length and parking to the front. For more information call

### **Entrance Lobby**

4'8" x 3'7" (1.44 x 1.10)

Double glazed door to front aspect, glass panel double doors leading to inner hall, cloak hanging space.

### **Entrance Hall**

7'11" x 7'1" (2.43 x 2.17)

Double glazed window to front aspect, stairs to first floor landing, wood effect flooring, double radiator and separate glazed casement doors to family lounge and kitchen/breakfast room.

### **Family Lounge**

20'1" x 11'1" (6.14 x 3.39)

Double glazed window to front aspect, sliding double glazed doors leading to home office, wood effect flooring, double radiator and coving.

### **Home Office**

11'1" x 7'3" (3.39 x 2.22)

Double glazed window to rear aspect, parquet flooring, glass panel double doors leading to conservatory, double radiator and coving.

### **Kitchen/Breakfast Room**

17'0" max x 12'11" max (5.20 max x 3.95 max)

Fitted kitchen with a range of wall and base units along with pantry cupboards and wooden block effect roll top work surfaces, complementary splashback tiling, ceramic

### **Home and Mortgage Loans (1/38) 728414**

style one and a half bowl, with mixer tap over. Integrated appliances include fridge/freezer & dishwasher. Free standing 'Range' style gas oven with curved glass chimney hood over. Under cabinet lighting, recessed spotlights, coving wood framed single glazed window to rear aspect and double glazed window to the side aspect, double radiator.

### **Dining Room/Reception Two**

13'5" x 8'9" (4.10 x 2.68)

Double glazed sliding door to rear aspect, double radiator, exposed wood floorboards, and spotlights.

### **Conservatory**

14'9" x 11'7" (4.51 x 3.54)

UPVC built conservatory providing an ideal space for an additional family room with double doors leading to the home office. Wood flooring, ceiling light & fan. Double glazed french doors leading out to a raised patio.

### **WC**

4'6" x 2'8" (1.37m x 0.81m)

Low level WC, double glazed window to side aspect, wash hand basin, and tiled floor.

### **Inner Lobby**

20'4" x 3'8" (6.21 x 1.14)

Double glazed door to front and rear aspect, tiled floor, single radiator and doors to the utility room, conservatory and reception two.

### **Utility/Showers Room**

8'9" x 5'8" (2.67 x 1.75)

Double glazed window to front aspect, single shower cubicle with power shower, work surface, plumbing for washing machine, space for tumble dryer, space for free standing fridge freezer. Tiled floor.

### **Landing**

9'2" x 2'9" (2.79m x 0.84m)

Stairs from the entrance hall, loft access, airing cupboard housing boiler, and doors to:

### **Master Bedroom**

11'5" x 10'11" (3.50 x 3.35)

Dual aspect double glazed windows, double radiator, fitted wardrobes with mirror front sliding doors.

### **En-Suite**

10'0" x 7'1" (3.05 x 2.18 )

Double glazed window to rear aspect, corner shower cubicle with sliding door, vanity wash hand basin with recessed cosmetic storage over, cistern enclosed low level WC, chrome heated towel rail, fitted storage cupboard, tiled splashbacks with mosaic insets, wood effect flooring.

### **Bedroom Two**

11'2" x 11'1" (3.41 x 3.39)

Double glazed window to front aspect, double radiator and built in wardrobe.

### **Bedroom Three**

9'11" x 9'9" (3.02m x 2.97m )

Double glazed window to front aspect, double radiator, and built in wardrobe.

### **Bedroom Four**

8'7" x 8'1" (2.62 x 2.48)

Double glazed window to rear aspect, double radiator and built in wardrobe.

### **Bathroom**

6'8" x 5'6" (2.04 x 1.70)

A fully tiled bathroom with opaque double glazed window to rear aspect, cistern enclosed low level WC, vanity wash hand basin, panel bath with a mixer tap shower over and glass shower screen. Extractor fan and inset spotlights..

### **Frontage**

Block paved parking for one car. Lawned area which could create extra parking(subject to approval). Steps down to the front door.

### **Rear Garden**

127 x 58 (38.71m x 17.68m)

An impressive rear garden backing on to woodland and approximately 127ft by 58ft. This mature family garden has a raised patio area stepping down onto a laid lawn with a range of mature planted trees and shrubs. Stepping stone path leading to a large wood built storage shed. Rear gate giving access onto woodland and open fields. Side gated access leading to the front.





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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	