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**165 Shephall View, Stevenage, SG1 1RR**

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## Offers In Excess Of £450,000

This modern property has been thoughtfully extended to provide ample living space, boasting a generous 1,206 square feet. Inside, you will find welcoming reception rooms that serves as the heart of the home, perfect for both relaxation and entertaining. The house features three well-proportioned bedrooms, offering comfortable accommodation for families or those seeking extra space. With two bathrooms, morning routines will be a breeze, ensuring convenience for all residents. One of the standout features of this property is the beautifully landscaped rear garden, which provides a tranquil outdoor space for gardening, play, or simply enjoying the fresh air. The garden is an ideal setting for summer barbecues or quiet evenings under the stars. Situated on the doorstep of Fairlands Lakes, this home offers not only a peaceful residential environment but also easy access to picturesque walking paths and recreational activities. Whether you enjoy leisurely strolls by the water or engaging in outdoor sports, this location caters to a variety of lifestyles. Do not miss the chance to make this delightful house your new home!

- Improved Throughout
- Landscaped Rear Garden
- Modern interior and Fittings
- Utility/Playroom
- Vastly Extended
- Walking Distance to Fairlands Valley Lakes
- Downstairs Shower Room
- Huge Kitchen/Family Room with Skylights

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Entrance Hallway

Front door leads into property. Skylight. Rear door to the garden. Open plan to:

### Kitchen/Family Room

18'2" x 16'4"

Large frontage window and additional door to the front aspect. Two skylights. Breakfast bar with granite work surface. Underfloor heating. Induction hob. Butler sink inset with drainer. Bosch microwave oven & grill. Wine cooler. Dishwasher. Spotlights & ceiling speakers. Integral double full height fridge/freezer. Tiled flooring & splash backs.

### Lounge

19'8" x 11'8"

Under floor heating. Radiator. Airflow control unit. Bi-fold doors to rear aspect. Spotlights. Tiled flooring.

### Inner Hallway

Radiator. Under stairs storage cupboard. Spotlights.

### W/C

Low level floating w/c. Wash hand basin. Tiled throughout.

### Playroom/Utility Room

10'1 x 9'4"

Radiator. Windows to front aspect. Spotlights. Location of combi boiler and plumbing for washing machine, tumble dryer.

### Shower Room

8'7" x 2'8"

Tiled throughout. Wet room design. LED mirror. Wash hand basin. Window to front aspect. Overhead Skylight.

### First Floor

### Landing

Window to side aspect. Loft acces. Spotlights. Airing cupboard.

### Bedroom One

11'9" x 11'6"

Double glazed window to rear aspect. Fitted wardrobes. Spotlights. Radaitor. Airflow control unit.

### Bedroom Two

11'5" x 9'6"

Double glazed window to front aspect. Radiator. Spotlights.

### Bedroom Three

8'10" x 7'11"

Double glazed window to rear aspect. Radiator. Spotlights.

### Bathroom

7'5" x 6'6"

Frosted window to front aspect. Heated towel rail. Floating w/c. Panelled bath with smoked shower screen over, rainfall effect shower head, LED alcove, wash hand basin with unit under, LED mirror, tiled throughout.

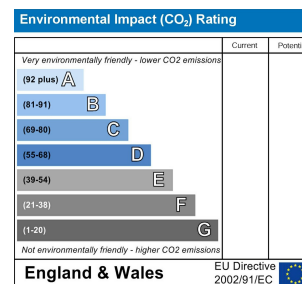
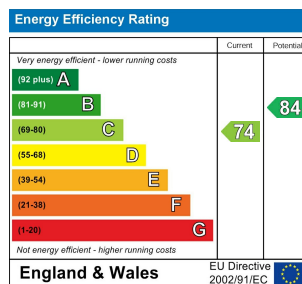
### Outside

### Front

Fully enclosed private frontage with cedar fencing. Low maintenance with tiled patio area.

### Rear

Landscaped rear garden, astro turf in the main. Cedar wood fencing. Decked patio area. Outdoor kitchen area with gas grill. Outside lighting.



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. If you are thinking of selling your home or just curious to discover the value of your property, iWEstates 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 iWEstates estate agents.







