



Hunt Hill Close
Stevenage | SG1 6DS

AGENT HYBRID

**Guide Price £400,000 -
£425,000**



GUIDE PRICE £400,000 - £425,000 * We welcome to the market this extended three-bedroom family home, tucked away within a quiet cul-de-sac in the highly sought-after Great Ashby area. Ideally positioned within walking distance of the well-regarded Round Diamond Junior School, the property also enjoys close proximity to The Neighbourhood Centre, offering a range of everyday amenities, a children's nursery, and community facilities. Lovingly maintained by the current owners, the accommodation is both stylish and practical, making it an ideal choice for modern family living. The ground floor comprises an entrance hallway, with access to a downstairs WC and a spacious front-facing lounge, providing a comfortable and inviting living space. Double doors open into a contemporary kitchen/diner, creating a sociable hub of the home, perfect for both everyday family life and entertaining. A particular highlight of the property is the addition of the stunning Scandinavian-inspired garden room, seamlessly accessed from the kitchen/diner. Designed to maximise natural light and blur the lines between indoor and outdoor living, this impressive space features full-width bi-folding doors opening onto the garden and offers excellent versatility as a playroom, family room, home office, or additional reception space. To the first floor, you will find three well-proportioned bedrooms, a family bathroom, and an en-suite shower room serving the principal bedroom. Externally, the property benefits from a private south-facing rear garden, thoughtfully landscaped for low maintenance with artificial lawn and enjoying attractive open views beyond. The outdoor space provides an ideal setting for relaxing and entertaining throughout the year. Further benefits include a detached garage positioned to the side of the property and a driveway providing off-road parking for two vehicles. This superb family home combines a desirable location, versatile living space, and modern presentation throughout. Viewing is highly recommended to fully appreciate everything this property has to offer.

DIMENSIONS

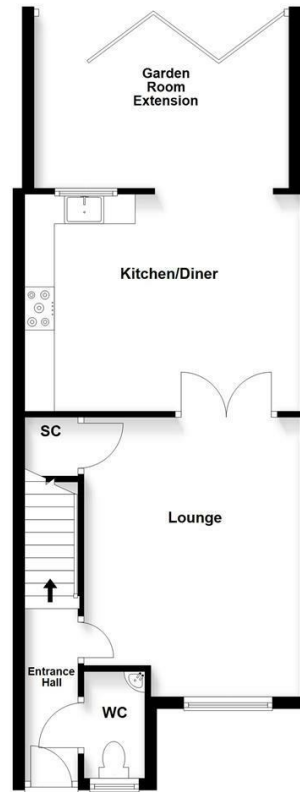
- Entrance Hallway
- Downstairs WC
- Lounge 15'6 x 12'0
- Kitchen/Diner 15'4 x 11'4
- Garden Room (extension) 14'2 x 9'5
- Bedroom 1: 10'4 x 9'7
- En-Suite
- Bedroom 2: 10'0 x 8'5
- Bedroom 3: 8'7 x 6'5
- Family Bathroom

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |

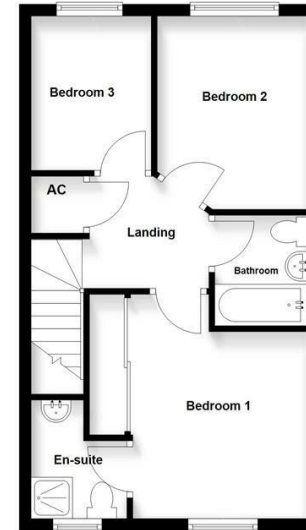
Ground Floor

Approx. 55.2 sq. metres (594.2 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.6 sq. feet)



Total area: approx. 94.8 sq. metres (1020.9 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Agent Hybrid

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