



Marlborough Road, Stevenage

AGENT HYBRID





We are delighted to welcome to the market this CHAIN FREE, substantially extended three-bedroom detached family home, ideally positioned within the highly sought-after Poets Estate in Stevenage. Offering an impressive arrangement of spacious and versatile accommodation, particularly across the ground floor, the property is perfectly suited to modern family living, with the added benefit of potential ground-floor bedroom accommodation if required. The accommodation begins with a welcoming and generously proportioned entrance hallway, providing access to a spacious lounge. This comfortable reception room offers an inviting setting for relaxation, with sliding doors opening into an impressive rear extension, creating a substantial open-plan dining and family room. Undoubtedly one of the property's standout features, this expansive living space provides excellent versatility, with ample room for both formal dining and everyday family enjoyment. The extension also benefits from direct access to a downstairs shower room, presenting the opportunity to utilise part of the accommodation as a ground-floor bedroom or guest suite, ideal for multigenerational living or those seeking additional flexibility. The dining area flows seamlessly into a contemporary kitchen, fitted with a stylish range of white gloss units, complemented by generous worktop space and a breakfast bar, creating a practical and sociable environment for family life. Stairs rise to the first-floor landing, providing access to three well-proportioned double bedrooms, an increasingly desirable feature for growing families. Completing the first-floor accommodation is a modern four-piece family bathroom. Externally, the property enjoys a private and beautifully maintained north-facing rear garden, thoughtfully arranged with a paved patio seating area, established lawn and mature flower and shrub borders. The garden provides an attractive and peaceful setting for outdoor entertaining, family activities or simply relaxing. Via the side access, doors open to an out store and an under stairs cupboard. To the front, a substantial block-paved driveway provides off-road parking for approximately two to three vehicles, leading to an integral garage fitted with an electric roller shutter door, offering secure parking or useful additional storage. Situated within the ever-popular Poets Estate, the property enjoys a desirable residential setting, with convenient access to local amenities, schools and transport connections. Combining generous proportions, flexible family accommodation, three double bedrooms and excellent parking facilities, this is a superb opportunity to acquire an extended detached home in one of Stevenage's most established residential locations. Offered CHAIN FREE, viewing comes highly recommended to fully appreciate the space, versatility and potential this impressive family home has to offer.

DIMENSIONS

Entrance Hall 10'2 x 5'6
 Lounge 23'5 x 16'0 (max to max)
 Kitchen 13'9 x 9'2
 Family Room 22'4 x 20'4 (max to max)
 Downstairs Shower Room 9'8 x 5'2
 Bedroom 1: 12'8 x 10'9
 Bedroom 2: 12'8 x 9'9
 Bedroom 3: 12'3 x 7'6
 Family Bathroom 9'4 x 5'4
 Garage 17'0 x 8'6
 Out Store 6'2 x 5'5

N.B.

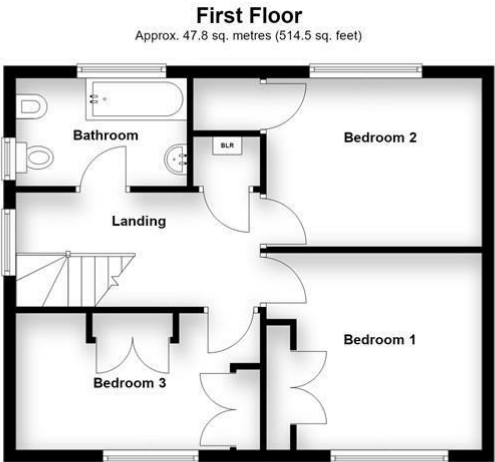
The property is leasehold, with a remaining lease of 937 years.



- CHAIN FREE THREE BEDROOM DETACHED FAMILY HOME
- HIGHLY SOUGHT-AFTER POETS ESTATE LOCATION
- SUBSTANTIALLY EXTENDED WITH GENEROUS LIVING ACCOMMODATION
- SPACIOUS LOUNGE & IMPRESSIVE DINING/FAMILY ROOM
- MODERN WHITE GLOSS KITCHEN WITH BREAKFAST BAR
- DOWNSTAIRS SHOWER ROOM
- THREE WELL-PROPORTIONED DOUBLE BEDROOMS
- MODERN FOUR-PIECE FAMILY BATHROOM
- PRIVATE & WELL-MAINTAINED REAR GARDEN
- INTEGRAL GARAGE WITH ELECTRIC DOOR & DRIVEWAY FOR 2-3 CARS







Total area: approx. 149.4 sq. metres (1608.1 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans and included, they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing the property.



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