

Hopton Road, Stevenage, SG1 2LD.
Guide Price £400,000 to £425,000



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Council Tax Band: C C

Offered with a GUIDE PRICE of £400,000 to £425,000 is this beautifully presented three double bedroom family home (formally a four bedroom home where 2 bedrooms were converted into one), offered with vacant possession and situated in the popular Symonds Green Area.

The current owners have fully refurbished the property to include a refitted kitchen with built in appliances, downstairs shower room/WC, 21ft dining room with snug area, upstairs here is a refitted bathroom and the three double bedrooms and outside is a fully insulated home office with power and light.

We thoroughly recommend a viewing to fully appreciate this property and what it has to offer!

Entrance Hall

14'9 x 2'9 (4.50m x 0.84m)

Double glazed front door leading into, half panelled walls, radiator, dog leg stairs to the first floor, understairs storage.

Kitchen/Breakfast Room

19'3 x 8'4 (5.87m x 2.54m)

Double glazed window to the front aspect and double glazed sliding doors leading to the dining room/snug. Range of wall and base level units with complementary work surfaces, built in double oven and hob with chimney hood over, stainless steel sink/drainage with mixer taps over, plumbing for a washing machine, space for tumble dryer and American style fridge/freezer, column radiator, inset spotlights.

Lounge

14'8 x 9'5 (4.47m x 2.87m)

Bi-Fold double glazed doors to the dining room, column radiator, door leading into the entrance hall.

Dining Room/Snug

21'1 x 8'11 (6.43m x 2.72m)

Double glazed windows to the rear and side aspect with top openers, double glazed french doors to the rear garden, column radiator, and a snug area to the far end of the room, bi-fold doors leading into the lounge.

Downstairs Shower Room/WC

6'3 x 5'2 (1.91m x 1.57m)

Double glazed opaque window to the front aspect, corner shower cubicle, vanity wash hand basin, low level WC, tiled splashbacks, heated towel rail.

Landing

9'1 x 2'10 (2.77m x 0.86m)

Accessed by a dog legged glass panel staircase, double glazed window to the front aspect, built in storage cupboard, loft access.

Bedroom One

19'4 x 11'7 (5.89m x 3.53m)

Dual aspect double glazed windows, vertical mounted radiator and separate radiator, inset spotlights, wooden style flooring.

Bedroom Two

11'7 x 9'9 (3.53m x 2.97m)

Double glazed window to the front aspect, radiator, wooden style flooring.

Bedroom Three

9'9 x 8'9 (2.97m x 2.67m)

Double glazed window, radiator

Bathroom

6'5 x 6'3 (1.96m x 1.91m)

Double glazed opaque window to the front aspect, corner shower cubicle, vanity wash hand basin, low level WC, heated towel rail, tiled splashbacks and flooring.

Home Office

14'1 x 6'8 (4.29m x 2.03m)

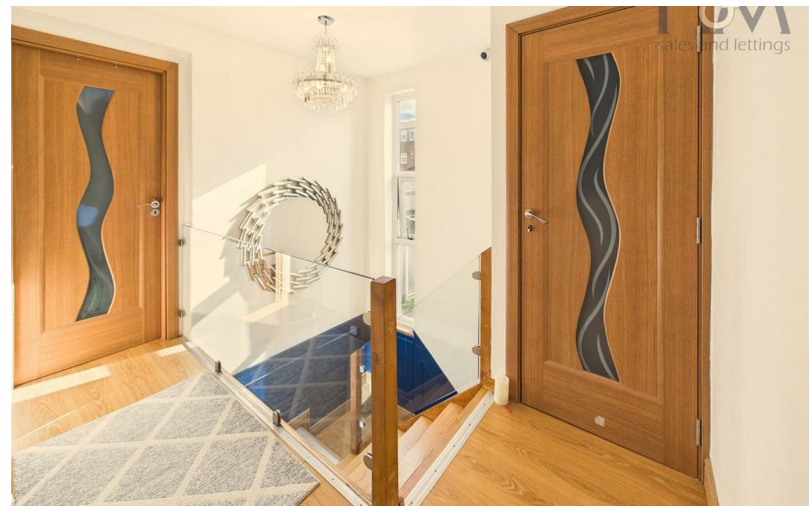
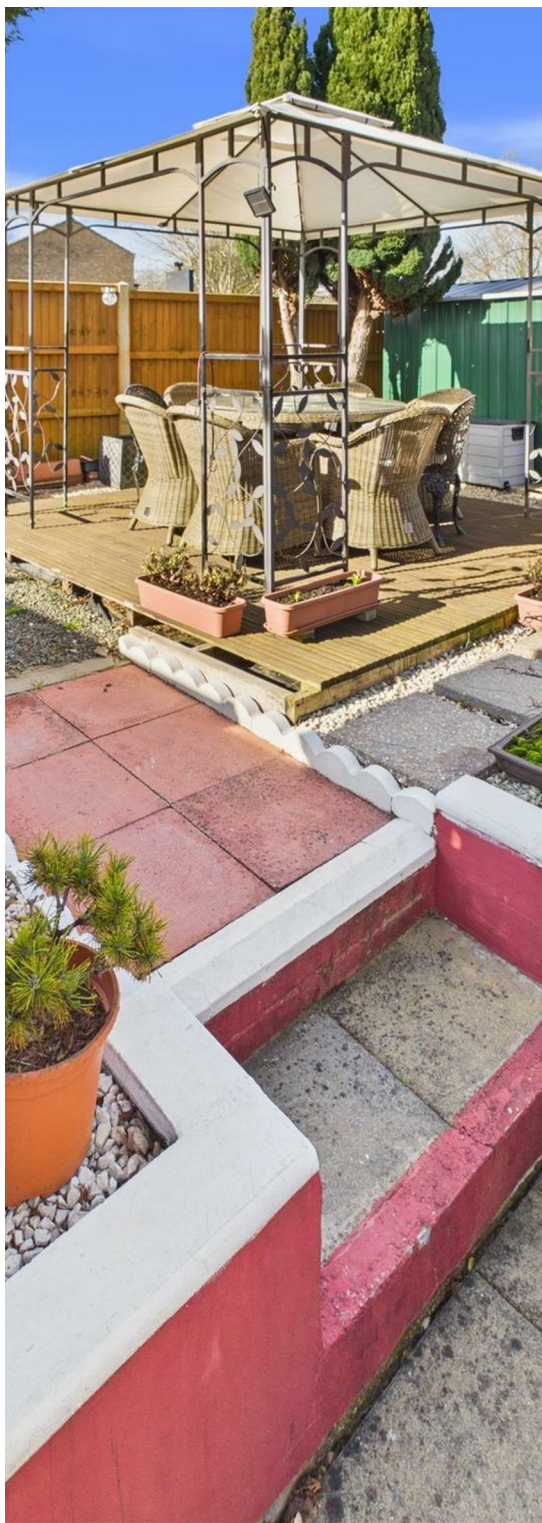
Accessed by double glazed french doors, double glazed window, power and lights.

Rear Garden

Paved path leading round to the home office and side gate, steps upto the raised area, decked area for a gazebo structure, hard standing ideal for additional seating or garden shed, shingled borders and enclosed with timber fencing.

Frontage

Path leading upto the front door, built in storage cupboards.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 