



**PRESTIGE & VILLAGE**

UK's finest properties

**23, GRENVILLE WAY, SHEPHALBURY PARK, STEVENAGE, SG2 8XZ**



Prestige and Village are Overjoyed to welcome this Rare Opportunity to Acquire this Delightful and Spacious Four Bedroom Executive Detached Family Home. Benefiting from a Double Detached Garage, the home is tastefully modernised Throughout Located in the Desirable Shephalbury Park overlooking a Pleasant Green framed by Mature Horse Chestnut Trees.

Additional Features Include, Entrance Hallway, Lounge with Bay Window and Wood Burner, Fitted Modern Kitchen/Breakfast Room, 2nd Reception Room Office/Playroom with Bay Window, Downstairs W.C, Dining Room, Principle Bedroom with Ensuite, Fitted Bathroom, Three Further Double Bedrooms, Large Well Established Rear Garden, Viewing Strongly Recommended.





- Rarely Available Spacious Four Bedroom Executive Detached Home
- Double Detached Garage with Electric Teckentrup Doors
- Tastefully Modernised Thoroughout
- Located in the Desirable Shephalbury Park
- 19FT Lounge with Bay Window and Wood Burner
- Fitted Modern Kitchen/Breakfast Room
- 2nd Reception Office/Play Room With Bay Window
- Principle Bedroom with Dressing Room and Ensuite with Three Further Double Bedrooms
- Family Bathroom
- Large Well Established Rear Garden







### ENTRANCE HALLWAY

10'0 x 6'6 (3.05m x 1.98m )  
Porcelain Tiling, Single Panel Radiator, Stairs to 1st Floor Landing, Composite front door.

### LOUNGE AREA WITH WOOD BURNER AND BAY WINDOW

19'9 x 11'6 (6.02m x 3.51m )  
Double Panel Radiator, Bay Window to Front Aspect, Coved Ceiling, T.V Point, Wood Burner Oak Mantle, Opening to Dining Area.

### DINING AREA

10'6 x 11'6 (3.20m x 3.51m )  
Coved Ceiling, Double French Doors Opening to the Garden, Solid Oak Flooring, Double Panel Radiator, Opening to Lounge.

### DOWNSTAIRS OFFICE/PLAY ROOM

6'11 x 13'1 (2.11m x 3.99m )  
Bay Window to Front Aspect, Double Panel Radiator, Coved Ceiling.

### KITCHEN AND BREAKFAST ROOM

20'1 x 9'8 (6.12m x 2.95m )  
Parapan Kitchen installed in 2014 with all Neff appliances, Porcelain Floor Tiles, LED Spot Lighting, Breakfast Bar, Corian Work Surfaces, Extractor Fan and Induction Hob, One and Half Bowl Sink, Built in Fridge, Built in Oven and Grill. T.V Point, French Doors Opening to Garden, Wall Mounted Boiler.

### UTILITY ROOM

6'11 x 13'1 (2.11m x 3.99m)  
Corian Work Surfaces, Cupboards at Eye and Base Level, Space for Washing Machine, Double Glazed Door to Side Aspect, Porcelain Tiled Flooring, Single Panel Radiator, Space for Freezer.

### DOWNSTAIRS W.C

5'1 x 5'8 (1.55m x 1.73m )  
Low Level W.C, Single Panel Radiator, Wash Basin and Mixer Tap with Tiled Splash Back.

### LANDING

16'8 x 6'4 (5.08m x 1.93m )  
Doors to all Rooms, Single Panel Radiator.

### PRINCIPLE BEDROOM WITH (DRESSING AREA)

13'5" x 11'6" (7'4" x 3'2") (4.09m x 3.51m (2.24m x 0.97m))  
Single Panel Radiator, Double Glazed Window to Front Aspect, Coved Ceiling, T.V Point.

Dressing Area (Measurement in Bracket) - Fitted Wardrobes, LED Spot Lighting, Coved Ceiling.

### ENSUITE TO PRINCIPLE BEDROOM

7'9 x 5'9 (2.36m x 1.75m )  
Twin Sinks, Low Level W.C, LED Spot Lighting, Extractor Fan, Double Glazed Window to Side Aspect, Heated Towel Rail.

### BEDROOM TWO

13'6 x 13'6 (4.11m x 4.11m )  
2 x Single Panel Radiator, 2 x Double Glazed Window to Front and Side Aspect, T.V Point, Coved Ceiling.

### BEDROOM THREE

8'10 x 10'2 (2.69m x 3.10m )  
Single Panel Radiator, Double Glazed Window to Rear Aspect, Coved Ceiling.

### BEDROOM FOUR

6'4 x 11'9 (1.93m x 3.58m )  
Double Glazed Window to Rear Aspect, Coved Ceiling, Single Panel Radiator.

### FAMILY BATHROOM

5'7 x 9'7 (1.70m x 2.92m )  
Low Level W.C, Wash Basin with Mixer Tap, Double Glazed Window to Rear Aspect, Bath with Mixer Tap, Fully Tiled Surround, LED Spot Lighting, Tiled Flooring, Walk in Double Shower Cubicle, Heated Towel Rail.

### DELIGHTFUL REAR GARDEN

Large Patio Area, Large Laid to Lawn Garden, Timber Fencing, Outside Tap, Outside Lighting.

### DOUBLE GARAGE WITH ELECTRIC TECKENTRUP DOORS

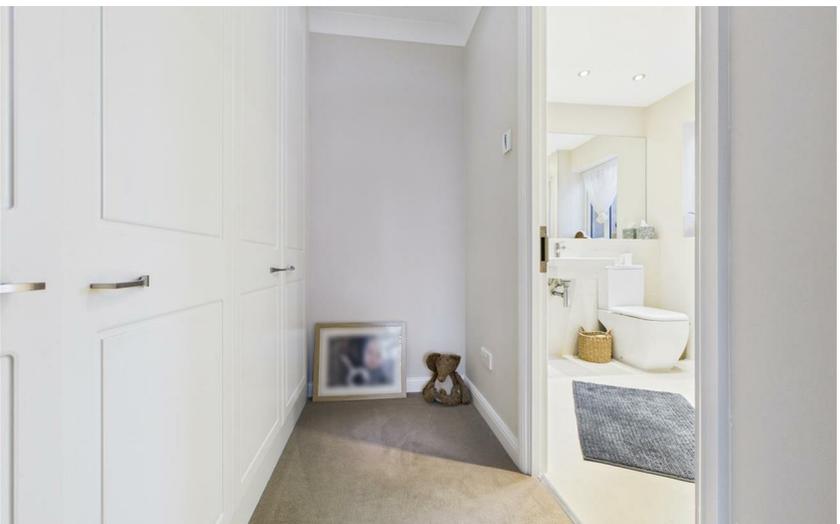
16'8 x 18'9 (5.08m x 5.72m )  
Power and Lighting, 2 x Automatic Teckentrup Doors, Garage Flooring.

### FRONT GARDEN

### LOCAL INFORMATION

Grenville Way is a Highly Desirable Development Built in the 1990's Offering Maturity and Space, just a few moments walk to Shephalbury Park.





Band G

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Why energy efficient? Lower running costs				Why environmentally friendly? Lower CO <sub>2</sub> emissions			
101-125	A			101-125	A		
81-100	B			101-150	B		
61-80	C			151-200	C		
41-60	D			201-250	D		
21-40	E			251-300	E		
1-20	F			301-350	F		
1-20	G			351-400	G		
1-20	G	74	78				

Not energy efficient - Higher running costs      EU Directive 2002/91/EC      Not environmentally friendly - Higher CO<sub>2</sub> emissions      EU Directive 2002/91/EC  
**England & Wales**



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

1872 ft<sup>2</sup>

173.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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