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13 Wrights Orchard Brook Field, Aston,
Stevenage, SG2 7HR

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£450,000

iW Estates are delighted to offer this beautiful family home within Brook Field, Aston, Stevenage, this charming link-detached residence boasts a perfect blend of comfort and convenience. Spanning an impressive 936 square feet, the property benefits from three well-proportioned bedrooms, making it an ideal home for families and/or those seeking extra space.

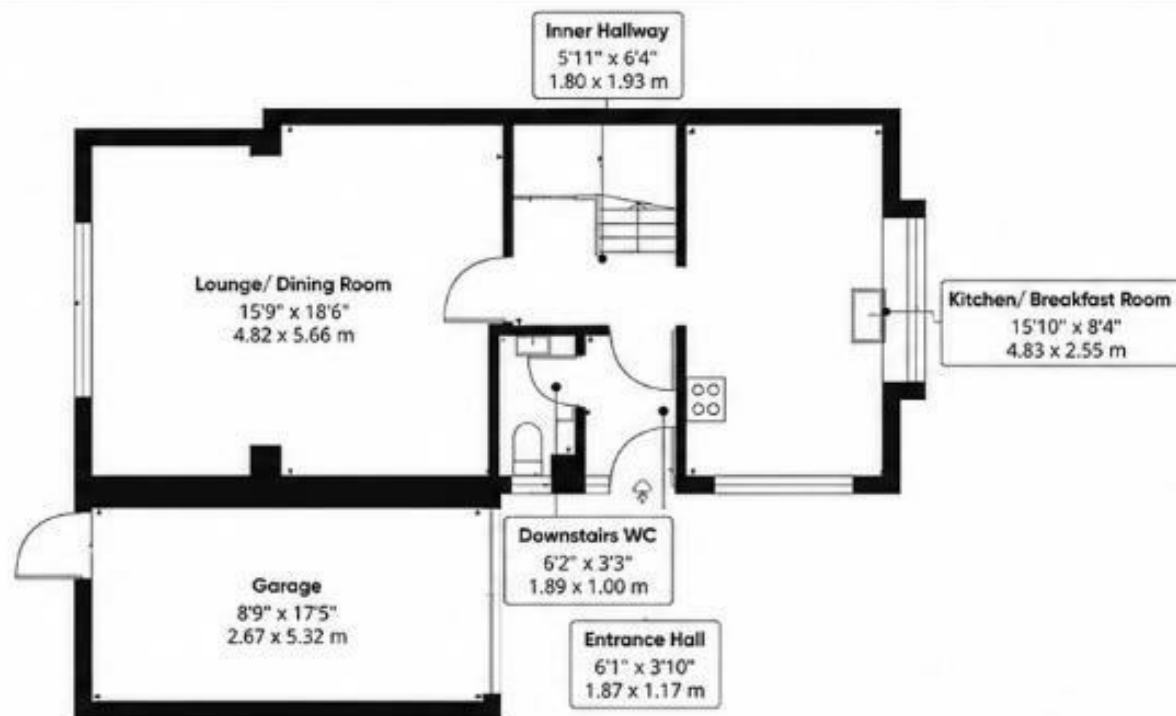
Upon entering, you are welcomed into a spacious entrance with access to the downstairs WC , the hallway leads onto an inviting lounge/diner that provides a warming atmosphere and is extremely spacious, the perfect setting for both relaxation and entertaining. The layout of the house is thoughtfully designed, ensuring a seamlessly flow, enhancing the overall sense of space and light.

Built in 1977, this home has been well-maintained and offers a wonderful opportunity for new owners to add their personal touch. The sought after surrounding area is known for its friendly community and excellent local amenities, including school, pub, park, and shop, all within easy reach.

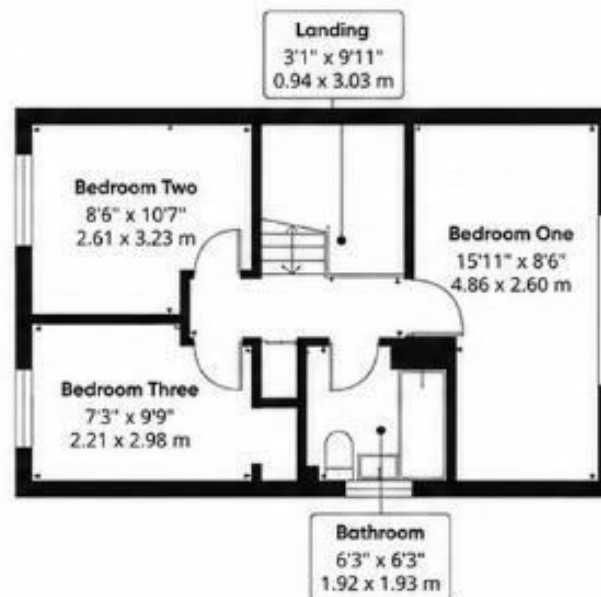
This property is not just a house; it is a place where memories can be made. With its appealing features and prime location, it presents a fantastic opportunity for anyone looking to settle in a welcoming neighbourhood. Whether you are a first-time buyer or looking to upsize, this link-detached house in Brook Field is certainly worth considering.

- Beautiful Link Detached Family Home
- Kitchen/Breakfast Room
- Downstairs WC & Family Bathroom
- Excellent Village Location in Aston
- Three Good Sized Bedroom
- Spacious Lounge/Dining Room
- Lovely Tranquil Rear Garden
- Drive & Garage

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Floor 0



Floor 1



Entrance

The entrance has a uPVC double glazed front door with side panel which leads into the inner hallway providing access to the downstairs WC and there is a radiator. A single glazed door leads into the main hallway.

Hallway

Further door leads into the hallway providing access to the lounge/diner and kitchen/breakfast room, stairs ascend to the first floor accommodation with an understairs cupboard

Lounge/Diner

18'56 x 15'85
The lounge/diner is a fantastic spacious extended room, with uPVC double glazed patio doors leading onto the rear garden the idea place to entertain, enjoy the evening sun or some alfresco dining in this beautiful location. This space has ample room for both living and dining room furniture and boast open-planned living accommodation though allows for the areas to still feel their own. There are three radiators.

Kitchen/Breakfast

15'88 x 8'31
Fitted with a range of matching wall and base level units and complementary roll-edge work tops, ceramic style one and a half bowl sink drainer, tiled splashbacks, built in gas hob and electric oven, plumbing and spaces for a dishwasher, washing machine and tall free standing fridge/freezer, double glazed bay window to the front and a double window to the side aspect. There is a wall mounted boiler housed here, space for a table and chairs and a radiator.

Downstairs WC

The downstairs WC has a double glazed window to the side aspect and comprises a low level flush WC, a wash hand basin and a radiator.

Landing

The landing provides access to all bedrooms, the family bathroom, an airing cupboard, and gives access to the loft.

Bedroom One

15'94 x 8'58 max
The master bedroom is a great sized double bedroom with a large double glazed window to the front aspect, ample space for a double bed and bedroom furniture, and has a radiator.

Bedroom Two

10'46 x 8'41
The second bedroom is a good sized double bedroom with ample space for furniture, currently used as a reading room/study, there is a double glazed window to the rear aspect, and a radiator.

Bedroom Three

9'8 x 7'2
This good sized third bedroom has a built in cupboard, a double glazed window to the rear aspect, and a radiator.

Family Bathroom

The family bathroom has a double glazed window to the side aspect, panel enclosed bath with mixer taps and main shower above, a low level flush WC, a wash hand basin with pedestal, is partly tiled with tiled flooring, and has a heated towel rail.

Rear Garden

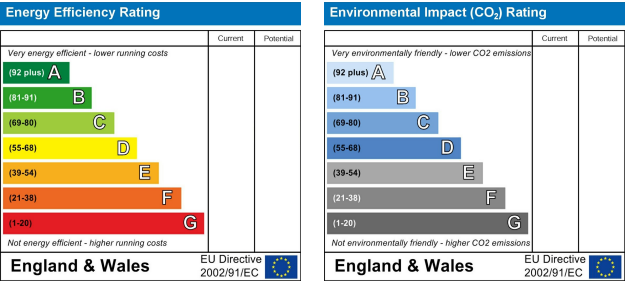
The rear garden is mainly laid to decking and fully enclosed via a fence to all sides, there is a raised central flower bed, the garden is access via a sliding patio door from the lounge/diner and is an idyllic place to enjoy either a tranquil evening in the sun reading/relaxing, or a BBQ with family/friends or some alfresco dining. There is access door to the garage.

Front

The front of the property benefits from a driveway with access to the front door to the side of the property and the garage. The front garden area has a tree and is mainly laid to blue slate chippings.

Driveway & Garage

The driveway provides parking for one vehicle and access to the garage with an up and over door, with power and light and a door leading into the rear garden.



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











