



Derby Way, Stevenage, SG1 5TQ

£375,000



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Derby Way, Stevenage

Nestled in the sought-after area of Derby Way, Stevenage, this extended house presents an excellent opportunity for families and professionals alike. With a spacious layout, the property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The home features four well-proportioned bedrooms, providing ample space for rest and relaxation. The single bathroom is conveniently located to serve the needs of the household. A notable highlight of this property is the double storey extension, which enhances the living space and offers potential for further personalisation. A utility room to the rear of the property is also a fantastic space for storage.

For those with vehicles, the property includes a single garage and parking space in front of it.

Situated in a popular residential location, this home benefits from a friendly community atmosphere and is close to local amenities, schools, and parks, making it an ideal choice for families.

Importantly, this property is chain free, allowing for a smoother and quicker transaction process. Whether you are looking to settle down or invest, this delightful home on Derby Way is certainly worth considering.







Entrance Hall:

Radiator, cupboard, stairs to first floor and doors to:

Living Room:

14'3 x 10'8

Dual aspect UPVC double glazed windows to front and side, radiator.

Kitchen:

10'9 x 9'7

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating one and half bowl sink with mixer tap and drainer, built in oven, four ring hob with extractor fan over, appliance space for fridge, UPVC double glazed window to front, and door to:

Dining Room:

14'4 x 12'5

UPVC double glazed window to rear, door opening to garden and radiator.

WC:

Low level WC, wash hand basin with mixer tap and tiled throughout.

Rear Porch:

Door opening to garden, UPVC double glazed window to rear, cupboard and door to:

Storage Room:

9'5 x 6'

With power.

First Floor Landing:

Loft access, cupboard and doors to:



Bedroom One:

14'4 x 12'5

UPVC double glazed window to rear, radiator and built in wardrobes.

Bedroom Two:

10'8 x 9'1

UPVC double glazed window to front, radiator and cupboard.

Bedroom Three:

11'2 x 7'3

UPVC double glazed window to rear, radiator and cupboard.

Bedroom Four:

10'1 x 9'1

UPVC double glazed window to front, radiator and cupboard.

Bathroom:

6'2 x 5'9

Three piece suite comprising low level WC, wash hand basin with mixer tap and panel enclosed bath with mixer tap, tiled throughout, opaque UPVC double glazed windows to front.

Garden:

Paved patio seating area with step to lawn area and enclosed by panel fencing, pedestrian gated rear access, greenhouse and raised planters.

Garage and Parking:

Garage located en-bloc with up and over door and parking space in front.

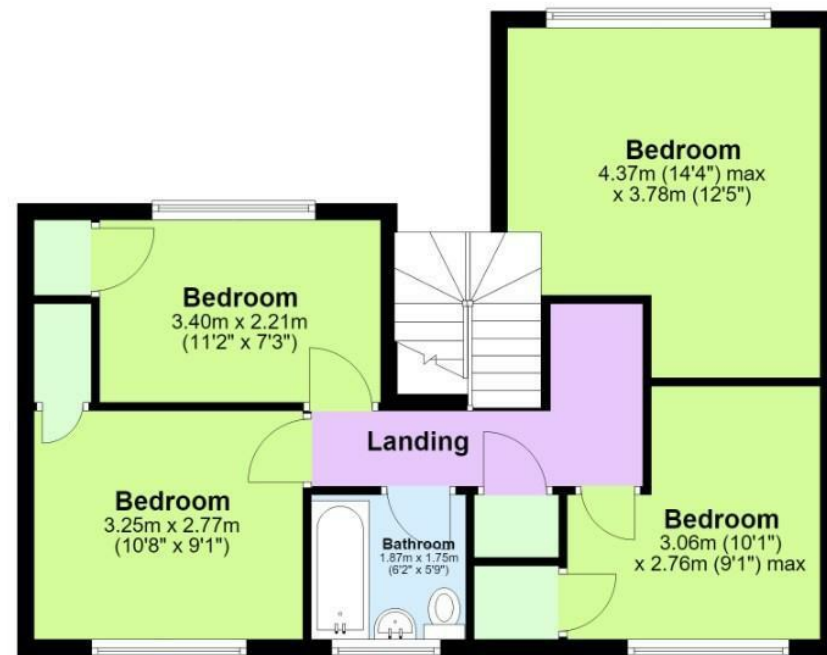
Ground Floor

Approx. 63.0 sq. metres (677.8 sq. feet)



First Floor

Approx. 52.4 sq. metres (564.1 sq. feet)



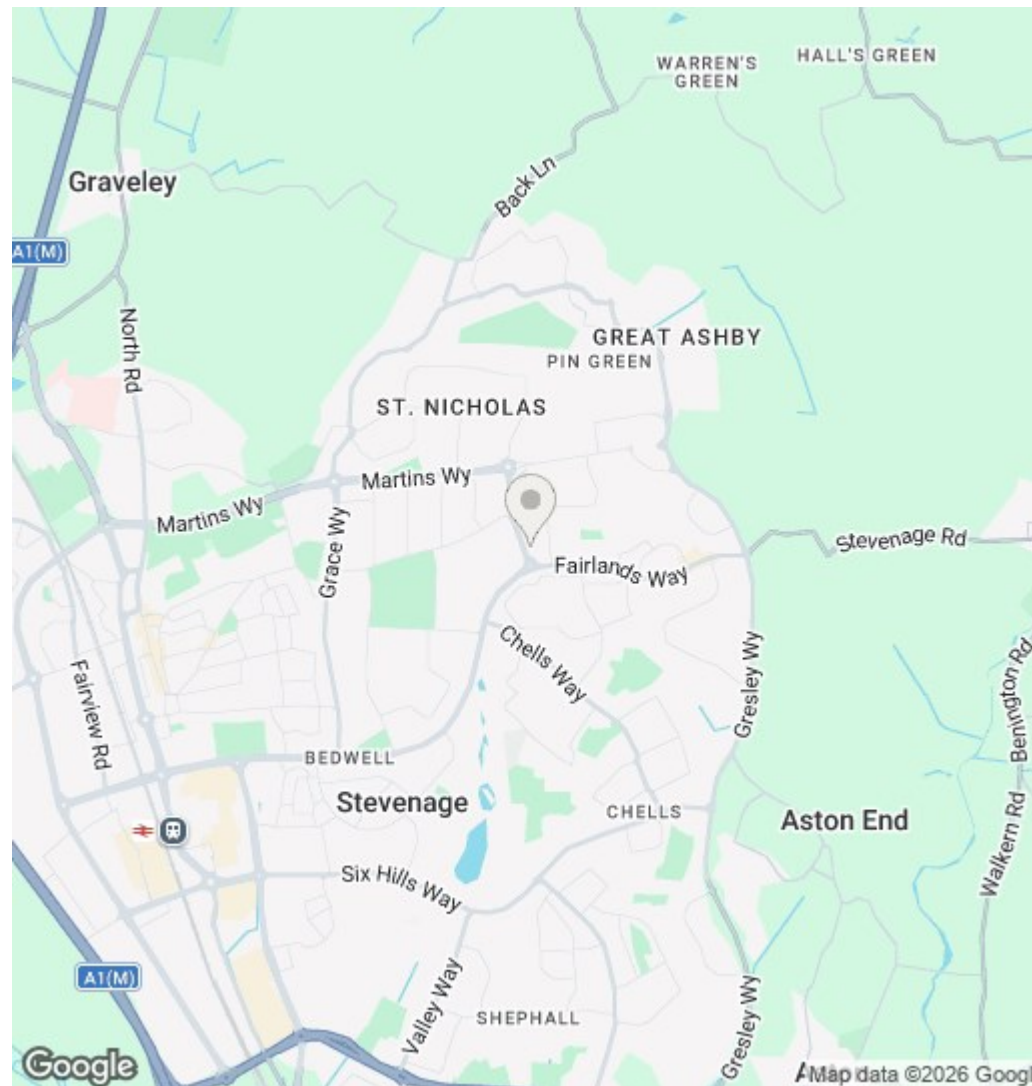
Total area: approx. 115.4 sq. metres (1241.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	73 78

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
- 4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
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