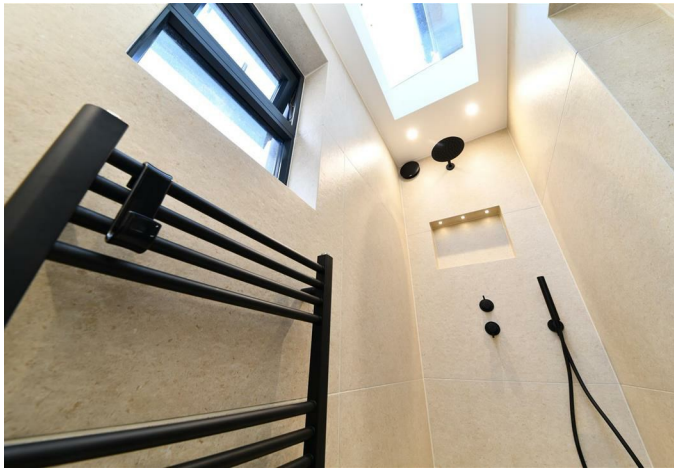




Shephall View, Stevenage

AGENT HYBRID





We are delighted to bring to the market this striking and substantially improved three-bedroom end-of-terrace family home, positioned within a private cul-de-sac and ideally located just moments from Fairlands Valley Lakes and approximately one mile from Stevenage Mainline Train Station, offering fast and direct services to London Kings Cross and St Pancras.

Set behind contemporary fencing, a sleek black aluminium gate opens into an elegant front courtyard, finished with porcelain tiled paving and subtle inset LED strip lighting, beautifully illuminating the façade. Entry is via a fully glazed front door, leading into a bright and welcoming entrance hallway, flooded with natural light from a roof lantern above and a further glazed door providing access to the rear garden.

To the left, the property opens into the standout feature of the home — a stunning contemporary kitchen/diner, completed in 2023. This impressive space enjoys floor-to-ceiling glazing overlooking the front courtyard and is finished with matte grey cabinetry, white quartz worktops, and striking blue tiled splashbacks, set against concrete-effect porcelain flooring with wet underfloor heating. The room is further enhanced by two large roof lanterns, allowing an abundance of natural light. Integrated appliances include a full-height fridge and freezer, dishwasher, wine chiller, double oven and grill, and induction hob, with an instant boiling water tap available by separate negotiation.

To the right of the hallway, the home flows seamlessly into a spacious lounge, featuring bi-folding doors opening onto the rear garden. The lounge continues the porcelain tiled flooring and benefits from electric underfloor heating, which also extends into the inner hallway.

From the inner hallway, doors lead to a generous utility/playroom, providing space and plumbing for both a washing machine and tumble dryer, and housing the upgraded combi boiler. Further doors open to a downstairs WC and a stylish fully tiled wet room, complete with a wall-hung vanity unit, rainfall shower, and natural light via a skylight. Externally, the wet room is finished in aluminium cladding, creating a striking architectural feature within the front courtyard.

Stairs rise to the first-floor landing, where you will find three well-proportioned double bedrooms and a luxurious, high-specification family bathroom. The bathroom is fully tiled in white marble-effect flooring and wall tiles, featuring a wall-hung WC and vanity unit with integrated LED lighting, complemented by matte black fittings, contrasting tile trim, and a tall black heated towel rail.

Externally, the property enjoys a private, low-maintenance, south-facing rear garden, thoughtfully landscaped with decked seating, artificial lawn, and an outdoor kitchen beneath a contemporary pergola (available by separate negotiation). Parking is available on a first-come, first-served basis within the cul-de-sac.

Early viewing is highly recommended to fully appreciate the exceptional design, specification, and modern aesthetic this home has to offer.

DIMENSIONS

Entrance Hall

Kitchen/Diner 18'2 x 16'4

Lounge 19'8 x 11'8

Inner Hall

Downstairs WC

Wet Room 8'7 x 2'8

Utility/Playroom 10'1 x 9'4

Bedroom 1: 11'9 x 11'6

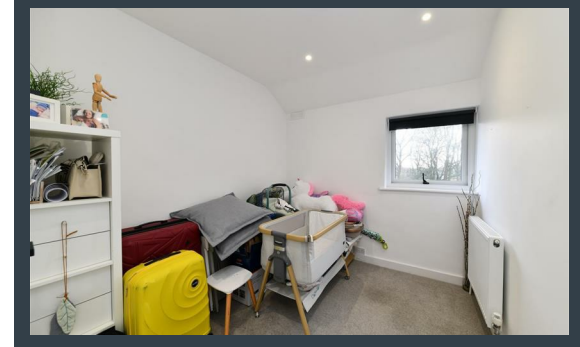
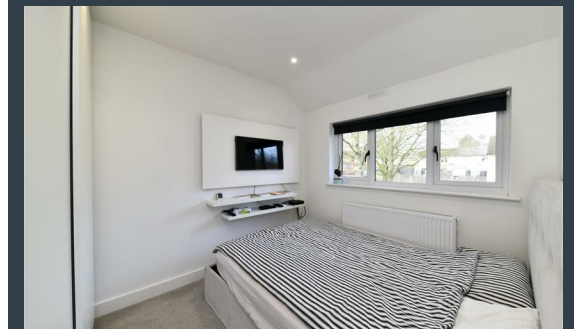
Bedroom 2: 11'5 x 9'6

Bedroom 3: 8'10 x 7'11

Family Bathroom 7'5 x 6'6

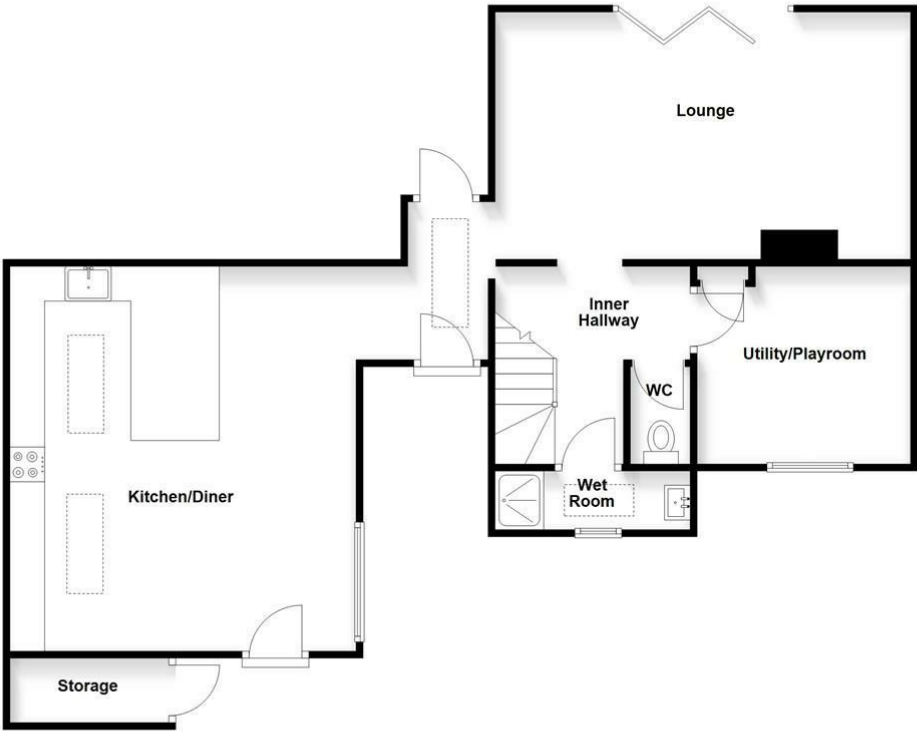


- STRIKING THREE-BEDROOM END-OF-TERRACE FAMILY HOME
- PRIVATE CUL-DE-SAC LOCATION NEAR FAIRLANDS VALLEY LAKES
- APPROXIMATELY ONE MILE FROM STEVENAGE MAINLINE STATION
- STUNNING CONTEMPORARY KITCHEN/DINER COMPLETED IN 2023
- HIGH-SPEC FINISHES INCLUDING QUARTZ WORKTOPS AND INTEGRATED APPLIANCES
- PORCELAIN FLOORING WITH UNDERFLOOR HEATING TO GROUND FLOOR
- SPACIOUS LOUNGE WITH BI-FOLD DOORS TO REAR GARDEN
- LUXURIOUS FAMILY BATHROOM AND ADDITIONAL WET ROOM
- PRIVATE SOUTH-FACING LOW-MAINTENANCE REAR GARDEN
- CONTEMPORARY FRONT COURTYARD WITH LED FEATURE LIGHTING

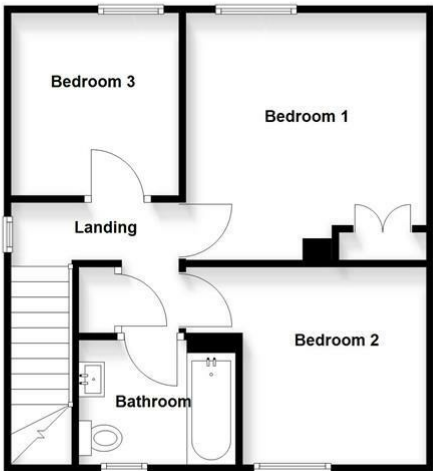




Ground Floor
Approx. 75.5 sq. metres (812.8 sq. feet)



First Floor
Approx. 39.0 sq. metres (419.5 sq. feet)



Total area: approx. 114.5 sq. metres (1232.3 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		84
(81-91) B		
(69-80) C	74	
(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	