



12 Sheepcroft Hill, Stevenage, SG2 9PS



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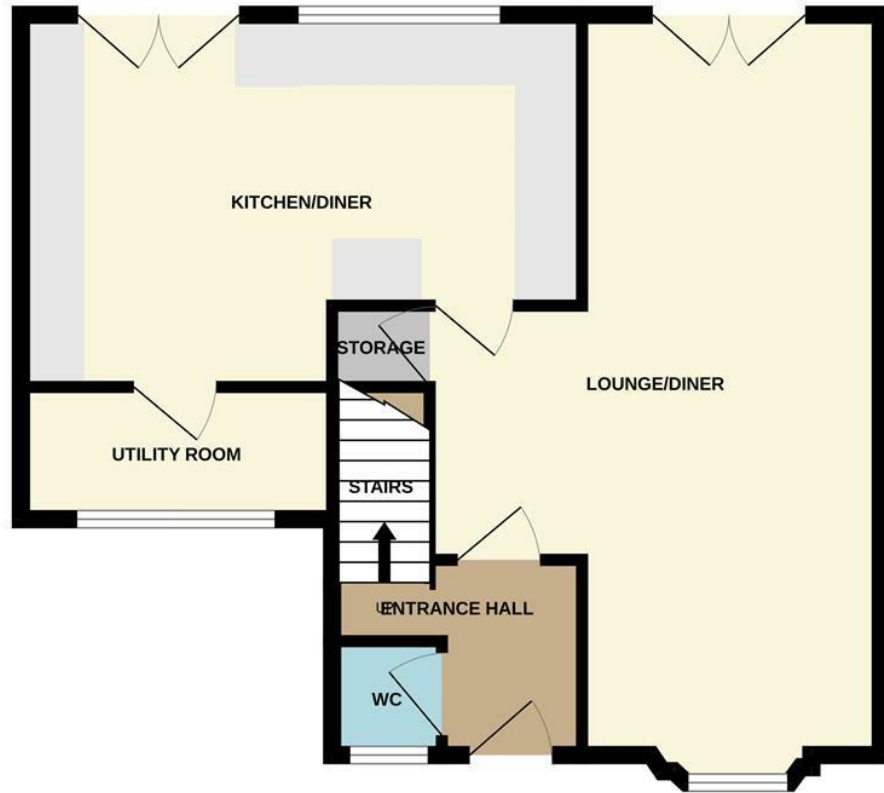
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Guide Price £465,000

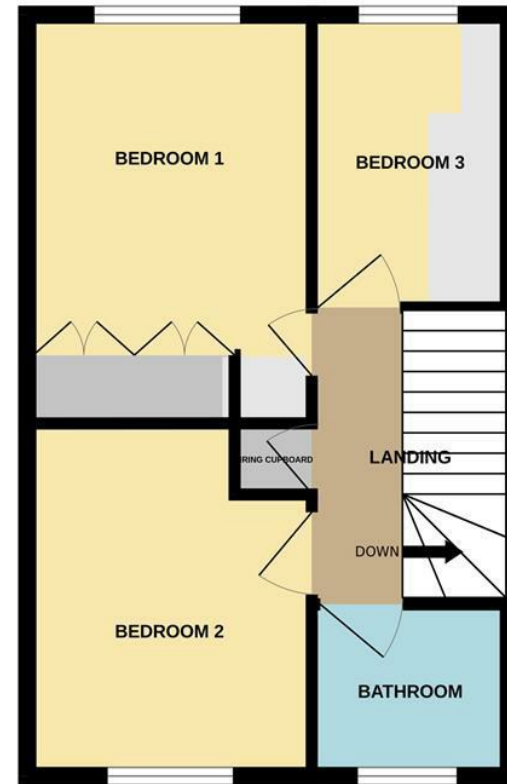
An immaculate three bedroom link detached family home - In pristine condition throughout, vastly improved by the current owners, newly fitted open plan kitchen/breakfast room within the garage conversion. Superb finishes throughout, driveway providing off road parking. Extra side garden for additional storage with potential to extend (subject to planning). Great location within walking distance to Sainsburys, a pharmacy, Fish & Chip shop, local pubs and the villages of Aston & Walkern.

- Cul-de-sac location within Poplars
- Driveway
- Good size plot overall
- Open plan Kitchen/Breakfast room & Lounge/Diner
- Converted garage
- Downstairs WC
- Oak veneer doors throughout

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENTRANCE HALLWAY

UPVC double glazed door leads into the hallway. Stair rise to first floor. Location of fusebox. Tiled flooring. Radiator.

W/C

Low level wc. Wash hand basin. Tiled splash backs. Frosted UPVC double glazed window to front aspect. Heated towel rail.

LOUNGE / DINER

14'3" x 22'10"
UPVC double glazed bay window leading to front aspect. French doors to rear aspect. Two radiators. Under stairs storage cupboard.

KITCHEN/BREAKFAST ROOM

16'5" x 6'3" extending to 10'0"
The kitchen is fitted in a range of matching eye and base level units with edged work surface over. Integral hob, oven & grill, dishwasher, under counter fridge, wine cooler. Space for washing machine. Ceramice sink unit. Tiled splashbacks. UPVC double glazed window to rear aspect with French Doors leading out to the patio/garden. Seating area. Lots of storage throughout. Spotlights.

UTILITY AREA

4'4" x 8'0"
UPVC double glazed window to front aspect. Storage units.

FIRST FLOOR

LANDING

Loft access. Airing cupboard with boiler and linen shelves.

BEDROOM ONE

12'1" x 10'11"
UPVC double glazed window to rear aspect. Radiator.

BEDROOM TWO

10'6" x 10'10"
UPVC double glazed window to front aspect. Radiator. Integral full width wardrobes.

BEDROOM THREE

7'3" x 6'9"
Radiator. UPVC double glazed window to front aspect. Integral wardrobe and drawer units.

BATHROOM

The suite comprises of low level wc, vanity sink unit inset with storage cupboard and illuminated mirror over, shower enclosure, tiled splash backs. Heated towel rail. Frosted UPVC double glazed window to rear aspect.

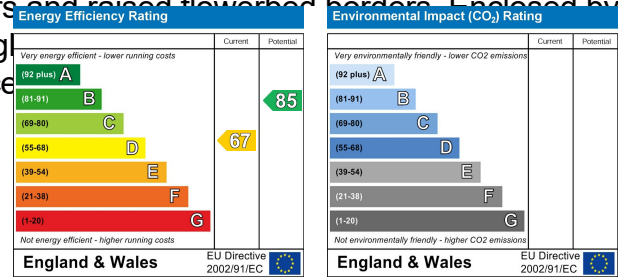
OUTSIDE

FRONT

Footpath leading to front door. Larger than average frontage, landscaped lawn area and flowerbed borders. Driveway allowing access for off road parking.

REAR

Landscaped garden. Split level with laid to lawn area leading down to patio area, railway sleeper retainers and raised flowerbed borders. Enclosed by panel fencing. Outside tap, light with storage shed. Gated access (consents)



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 obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of iWEstates estate agents.











