# Newton Road Stevenage Hertfordshire SG2 0BY.
## Guide Price £400,000

H&M sales and lettings



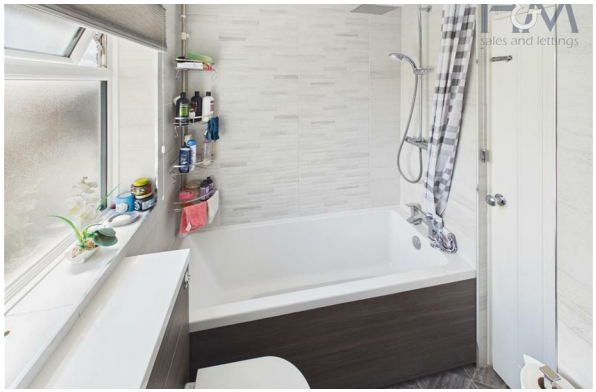












# Newton Road, Stevenage, Hertfordshire, SG2 0BY.
## Council Tax Band: C

GUIDE PRICE £400,000 - £425,000. Offered chain free, this well presented four bedroom end of terrace home is ideally located in the sought-after Chells area of Stevenage, within the catchment for The Nobel & Marriotts Secondary Schools, and three primary school making it a fantastic choice for families. The property is in a modern condition throughout and offers spacious, versatile accommodation suited to modern family living.

With a south-easterly facing garden, ideal for enjoying plenty of natural light throughout the day, perfect for entertaining or family use. The home is also conveniently located close to Fairlands Valley Lakes, providing easy access to scenic walks and green spaces.

**Entrance Hall**
8'8" x 5'1" (2.65 x 1.55)
Double glazed door to front aspect, open arch leading to kitchen/breakfast room, single panel radiator, stairs to first floor landing and doors to:

**WC**
4'1" x 3'0" (1.27 x 0.92)
High level double glazed window to side aspect, concealed low level WC and half tiled walls.

**Breakfast Room**
8'7" x 7'5" (2.64 x 2.28)
Double glazed door to side, high level double glazed window to side aspect, wall and base units with a breakfast bar. Understairs storage cupboard, double radiator, coving to ceiling and an open archway leading to the kitchen. Recessed spotlights.

**Kitchen**
13'4" x 8'4" (4.08 x 2.55)
Double glazed window to rear aspect, fitted kitchen with wall and base units and breakfast bar, space for a Range style gas oven. Space for an American-style fridge freezer with fitted pantry cupboard surround. Integrated washing machine and dishwasher. Recessed spotlights.

**Lounge/Diner**
21'10" x 10'7" (6.67 x 3.23)
Double glazed window to front aspect, double glazed French doors to rear aspect leading to garden. Two double radiators and wood effect flooring.

**First floor Landing**
10'9" x 2'10" (3.30 x 0.88)
Stairs from entrance, loft access, airing cupboard housing boiler and doors to:

**Bathroom**
7'3" x 6'0" (2.23 x 1.85)
Fully tiled bathroom with double glazed window to rear aspect, panel bath with mixer taps and waterfall shower over, heated towel rail, light up vanity, concealed low level WC, vanity wash hand basin, extractor fan and tiled floor.

**Bedroom One**
12'2" x 10'4" (3.73 x 3.15)
Double glazed window to front aspect, fitted triple wardrobe with mirrored sliding doors, ceiling fan and double radiator.

**Bedroom Two**
12'2" x 8'9" (3.73 x 2.67)
Double glazed window to front aspect, built in wardrobe with led lighting, wood effect flooring and double radiator.

**Bedroom Three**
9'6" x 7'7" (2.90 x 2.33)
Double glazed window to rear aspect, fitted wardrobe, mirrored sliding doors and vanity desk, recessed spotlights.

**Bedroom Four**
8'9" x 9'4" max (2.69 x 2.87 max)
Double glazed window to rear aspect and double radiator.

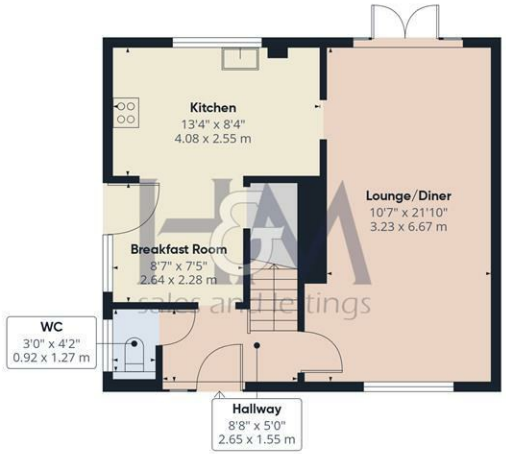
**Rear Garden**
A paved rear garden with rear and side gate access, outside lighting and power, and a wooden storage shed with lighting and power. Electric Awning providing shade over the plug-and-play Hot tub ( Hot tub Awning and shed are included with the sale). This garden is ideal for entertaining, regardless of the weather.

**Front Garden**
Paved garden enclosed by a picket fence with side gate access leading to rear garden. Outside lighting.

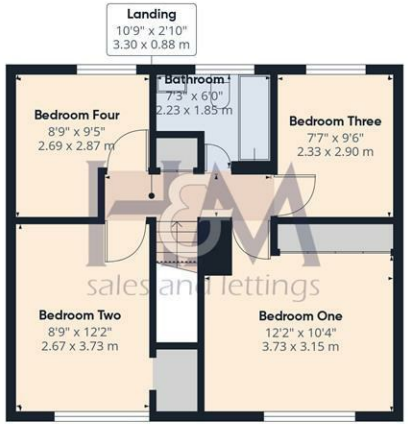









Floor 0




Floor 1

E S N W

**Approximate total area**(1)

1003 ft²

93.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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Homes and Mortgages
86 High Street
Stevenage
Hertfordshire
SG1 3DW
01438 728444

stevenage@homesandmortgages.co.uk