



Cleveland Way  
Stevenage | SG1 6BH

AGENT HYBRID

Guide Price £425,000 -  
£450,000

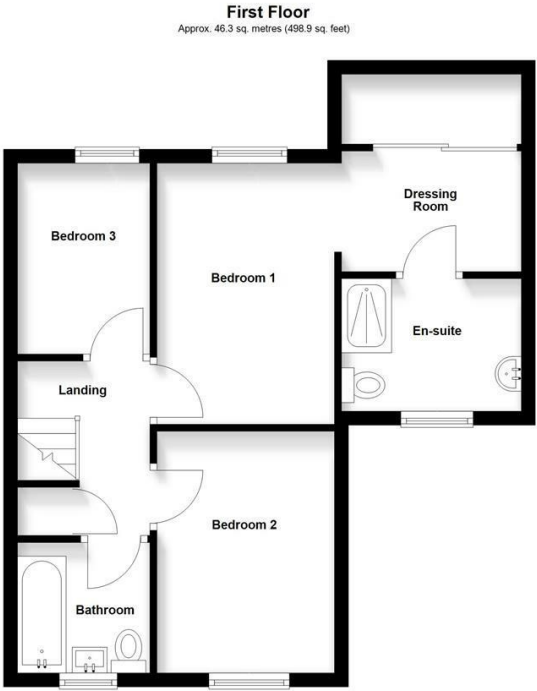
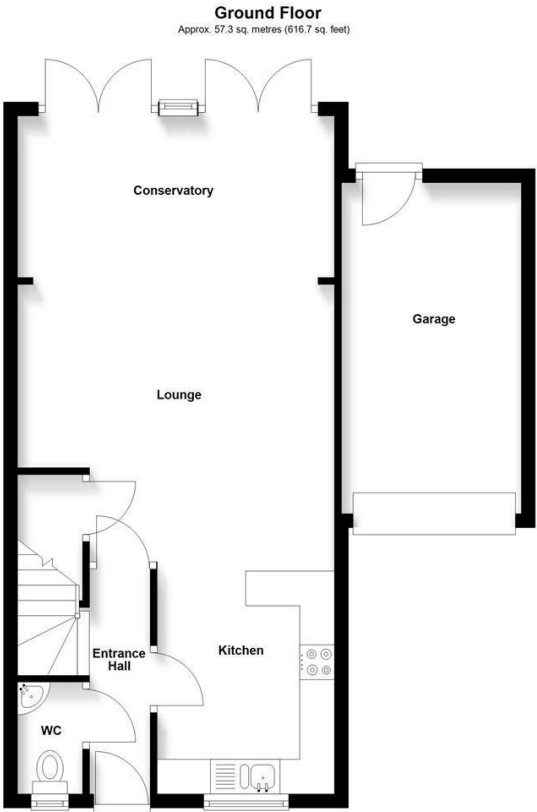


GUIDE PRICE £425,000 - £450,000 \* We are delighted to present this highly sought-after, Copthorne-built Three Bedroom Semi-Detached Home, ideally positioned towards the end of a private driveway and enjoying a tranquil outlook over neighbouring woodland. This well maintained home offers spacious and well-balanced accommodation throughout. The Entrance Hallway provides access to a Downstairs WC and a modern Kitchen, fitted with shaker-style units and a breakfast bar. The kitchen flows seamlessly into an expansive open-plan Lounge, Dining, and Conservatory area, a true highlight of the home. With dual sets of French doors, a vaulted glass roof, and an abundance of natural light, this space provides a bright, airy, and inviting environment for both relaxation and entertaining. Upstairs, the first-floor landing leads to a Modern Family Bathroom and three good-sized Bedrooms. Bedroom One features a stylish walk-in dressing area with deep sliding wardrobes and an adjoining Modern En-Suite, complete with underfloor heating for an added touch of luxury. Externally, the property boasts a well-maintained, South-Facing Rear Garden featuring a patio seating area, a neatly kept lawn, and a powered garden shed. To the front, you'll find an Attached Single Garage with an electric shutter door and a private driveway providing off-road parking for one vehicle. There is ability to park a second vehicle to the left of the driveway. Combining a peaceful setting with modern living, this property offers the perfect balance of comfort, practicality, and style. Viewing comes highly recommended to fully appreciate the setting and quality on offer.

DIMENSIONS

- Entrance Hallway
- Downstairs WC
- Kitchen Area 10'2 x 8'6
- Lounge Area 15'5 x 14'9
- Conservatory Area 15'5 x 8'7
- Bedroom 1: 12'5 x 8'10
- Dressing Area 9'5 x 8'9 (inc robes)
- En-Suite 8'2 x 6'3
- Bedroom 2: 11'8 x 8'8
- Bedroom 3: 8'9 x 6'3
- Bathroom 6'8 x 6'5
- Garage 16'2 x 8'6

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 80        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
|                                             | 67      |           |



Total area: approx. 103.6 sq. metres (1115.6 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposed and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Agent Hybrid  
57 High Street, Stevenage, Hertfordshire, SG1 3AQ  
Tel: 01438 870673 - enquiries@agenthybrid.co.uk  
www.agenthybrid.co.uk

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