



WRIGHTS

33 Park View, Stevenage, Hertfordshire SG2 8PS

Offers in Excess of £625,000 - Freehold



Property Summary

Extended FOUR BEDROOM Detached Family Home situated in a quiet Cul-de-sac location close to local amenities, good local schools and Shephalbury Park. The property benefits from a large driveway, double storey extension, secluded courtyard, spacious garden to the rear and offers versatile living space set over two floors.

The property comprises of a modern kitchen diner with matching base and wall units providing ample work surfaces, there is space for a large dining table and access to a utility room that accommodates multiple appliances. A spacious dual aspect lounge overlooking the garden with large sliding doors, study which could also be used as a 5th bedroom and ground floor cloakroom.

Upstairs there are four bedrooms, the dual aspect master suite comprises of multiple fitted wardrobes and En-suite shower room. The remaining bedrooms are all well proportioned and benefitting from fitted wardrobes or cupboards providing ample storage throughout. The well appointed family bathroom comprises of a side panelled bath with electric shower over, a vanity hand wash basin and W/C.

To the exterior, there is a driveway to the front that can accommodate multiple cars, garage with electric door, lighting and sockets, a secluded courtyard which is ideal for entertaining and a well maintained garden to the rear.

Features

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- EN SUITE TO MASTER
- LARGE KITCHEN DINER
- GARAGE AND LARGE DRIVEWAY
- DOWNSTAIRS CLOAKROOM
- PRIVATE COURTYARD AREA
- DOUBLE STOREY EXTENSION
- CLOSE TO GOOD LOCAL SCHOOLING
- CLOSE TO SHEPHALBURY PARK

Room Descriptions

GROUND FLOOR

HALLWAY

1.86m x 6.71m (6' 1" x 22' 0") Spacious entrance hallway with cupboard storage space for coats and shoes, laminate flooring, gas radiator, access to;

LOUNGE

5.31m x 5.34m (17' 5" x 17' 6") Large dual aspect living room with feature gas fire place, laminate flooring, gas radiator and large UPVC sliding doors overlooking the garden.

KITCHEN/DINER

3.33m x 5.71m (10' 11" x 18' 9") Matching base and wall units providing ample work surface space, range gas cooker, pantry and space for a large dining table. UPVC double doors leading out to the courtyard.

STUDY

2.89m x 3.61m (9' 6" x 11' 10") Located off the Lounge is the dual aspect study with double UPVC doors leading to the garden. Laminate flooring and gas radiator.

UTILITY ROOM

2.89m x 2.79m (9' 6" x 9' 2") Situated off the kitchen, provides space and fittings for a washing machine, dishwasher, fridge freezer plus additional storage.

GROUND FLOOR W/C

0.78m x 1.94m (2' 7" x 6' 4") Low level W/C with vanity hand wash basin, additional cupboard space, laminate flooring and UPVC window to the front aspect.

FIRST FLOOR

LANDING

1.84m x 5.89m (6' 0" x 19' 4") Carpet flooring leading to;

MASTER BEDROOM

3.36m x 5.23m (11' 0" x 17' 2") Large dual aspect double bedroom, built in wardrobes and dressing area. Carpet flooring, gas radiator and door leading to;

EN-SUITE

0.92m x 2.86m (3' 0" x 9' 5") Enclosed shower cubicle, hand wash basin and W/C.

BEDROOM TWO

2.75m x 4.29m (9' 0" x 14' 1") Large double bedroom to the front aspect, ample built in wardrobes, carpet flooring, gas radiator and loft hatch.

BEDROOM THREE

2.74m x 3.35m (9' 0" x 11' 0") Double bedroom with fitted wardrobes, side aspect UPVC windows, gas radiator and carpet flooring.

BEDROOM FOUR

2.44m x 2.73m (8' 0" x 8' 11") A well proportioned single with rear aspect UPVC window, built in cupboard, gas radiator and carpet flooring.

FAMILY BATHROOM

2.48m x 2.65m (8' 2" x 8' 8") Dual aspect family bathroom comprising of a side panelled bath with electric shower, vanity hand wash basin and low level W/C. UPVC windows, vinyl flooring, gas radiator and airing cupboard.

EXTERIOR

GARDEN

Patio area adjacent to the property, mainly laid to lawn, mature raised flower beds and space for a shed to the rear.

COURTYARD

A secluded courtyard area, ideal space for outside entertaining, accessible via; kitchen, utility room, garage and back garden.

DRIVEWAY

Parking for three to four cars.

GARAGE

2.94m x 6.65m (9' 8" x 21' 10") Electric Roll door to front, UPVC double doors leading to the courtyard, electric lighting and sockets.

ADDITIONAL INFORMATION

Property Details

Council Tax Band - F



Floor 0



Floor 1

WRIGHTS

Approximate total area¹
167.48 m²
1802.76 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		70	80
England, Scotland & Wales		EU Directive 2002/91/EC	