

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.

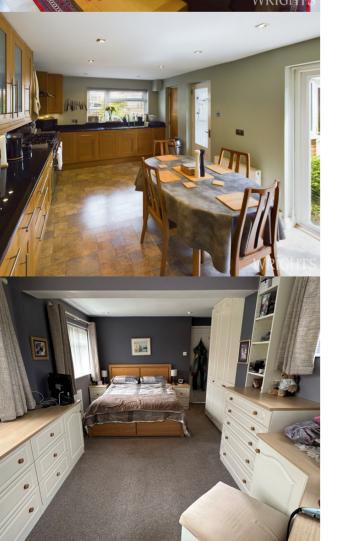
The property comprises of a modern kitchen diner with matching base and wall units providing ample work surfaces, there is space for a large dining table and access to a utility room that accommodates multiple appliances. A spacious dual aspect lounge overlooking the garden with large sliding doors, 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

 $5.31 \text{m} \times 5.34 \text{m} (17' 5'' \times 17' 6'')$  Large dual aspect living room with feature gas fire place, laminate flooring, gas radiator and large UVPC sliding doors overlooking the garden.

## KITCHEN/DINER

 $3.33 \text{m} \times 5.71 \text{m}$  (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**

 $2.89 \text{m} \times 3.61 \text{m}$  (9' 6"  $\times$  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**

 $2.89 \text{m} \times 2.79 \text{m}$  (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**

 $0.78 \text{m} \times 1.94 \text{m} (2' 7" \times 6' 4")$  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









