

REDUCED

£375,000 Freehold



Valley Way, Stevenage, Hertfordshire. SG2 9AG

- FOUR BEDROOMS
- TWO BATHROOMS
- LARGE ENTERTAINING KITCHEN/DINING ROOM
- OUTBUILDING WITH POWER AND LIGHTING
- WEST FACING REAR GARDEN
- COMBINATION BOILER
- BACKING ONTO WOODLAND
- EXTENDED TO THE REAR
- CLOSE TO AMENITIES AND GOOD SCHOOLS



PROPERTY DESCRIPTION

GUIDE PRICE £375,000 - £400,000

This four bedroom, extended property in Valley Way with outside studio is a fantastic home for a growing family. Split over three floors; the accommodation has been finished beautifully. The ground floor benefits from two new composite front doors leading to the entrance hallway with doors to the lounge and a great entertaining kitchen/diner; on the first floor, there are three good size bedrooms and family bathroom; and on the second floor, the largest double bedroom and shower room. The rear garden is low maintenance with artificial lawn and a studio with power and lighting.

Valley Way is ideally situated to most amenities including;

Local Shops 0.1 Miles

Peartree Spring Primary School 0.3 Miles (voted best primary school in England 2023)

Barnwell Secondary School 0.3 Miles

TESCO Superstore 0.6 Miles

A1m Junction 7 1.0 Miles

Stevenage Train Station 1.1 Miles

Stevenage Town Centre 1.1 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Two new composite doors allow access to the hallway with doors to the lounge and kitchen/diner. Stairs to the first floor. Storage cupboard.

LOUNGE

3.4m x 6.02m (11' 2" x 19' 9")

A fantastic size room with window to the front aspect, doors opening to the kitchen/diner. Radiator.

KITCHEN/DINER

5.9m x 5.8m (19' 4" x 19' 0") MAX

Extended to the rear of the property, to create this family entertaining kitchen/diner. Refitted shaker style kitchen comprising a range of wall and base units with Quartz worksurface over and upstands. Two integrated fridge/freezers, induction 5 ring hob with extractor over and double eye level oven. Space for washing machine, tumble dryer and dishwasher. Window to the rear Space for large table with french doors opening to the rear garden.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Stairs to the second floor.

BEDROOM TWO

3.5m x 3.1m (11' 6" x 10' 2")

Double bedroom with window to the front aspect. Radiator.

BEDROOM THREE

3.5m x 2.7m (11' 6" x 8' 10")

Double bedroom with window to the rear aspect. Fitted double wardrobes. Radiator.

BEDROOM FOUR

2.5m x 2.9m (8' 2" x 9' 6")

Single bedroom with built in bed, storage cupboard. Window to the front aspect. Radiator.

BATHROOM

2.2m x 1.7m (7' 3" x 5' 7")

Bathroom comprising; side panel bath, wash hand basin and w/c. Window to the rear aspect.

SECOND FLOOR

SECOND FLOOR LANDING

Doors to the bedroom and shower room. Storage with power.

BEDROOM ONE

4.4m x 4.4m (14' 5" x 14' 5")

Double bedroom with two windows to rear aspect, two Velux windows to front aspect, downlights, storage in eaves and radiator.

SHOWER ROOM

1.6m x 1.6m (5' 3" x 5' 3")

Fully tiled shower room with single shower enclosure and thermostatic shower, Wash hand basing and w/c. Down lighting. Window to the rear aspect.

EXTERIOR

FRONT GARDEN

Landscaped front garden with path to the front doors.

REAR GARDEN

Low maintenance, west facing rear garden with artificial lawn. Backing onto woodlands.

GARDEN STUDIO

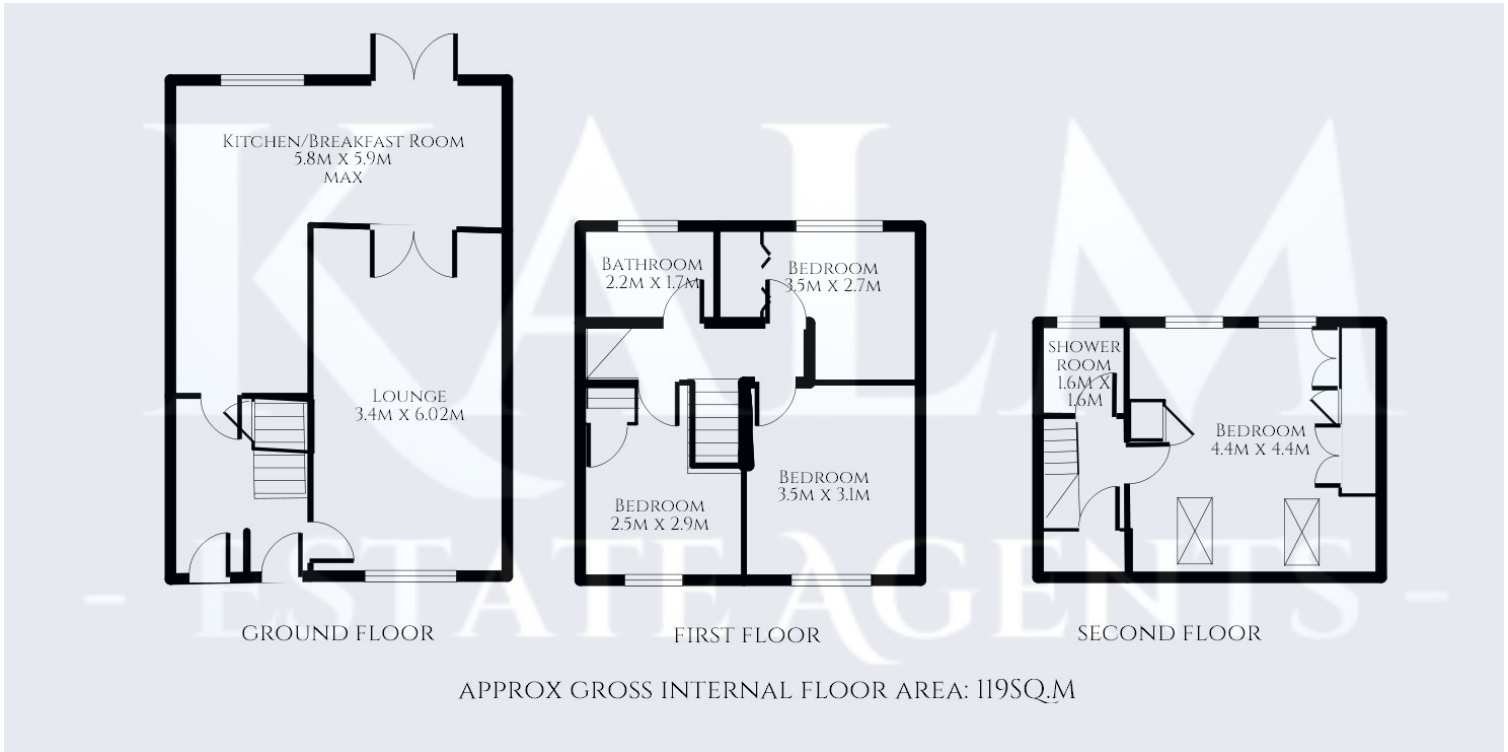
A versatile additional space at the bottom of the garden with power and lighting.

PARKING

There is ample on street parking directly outside the property and a car park situated to the side which has no restrictions or charges for use.



FLOORPLAN & EPC



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 81 |
| (55-68) | D | 70 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Stevenage
 29, Shephall Green, Stevenage, SG2 9XS
 01438 572020
 linzi.davis@kalmestateagents.co.uk