



Fallowfield, Stevenage, Hertfordshire. SG2 9PL

- THREE BEDROOMS
- EXTENDED TO THE REAR
- SOUTH/WESTERLY FACING REAR GARDEN
- POTENTIAL TO ADD DRIVEWAY (STPP)
- ENTRANCE PORCH
- KITCHEN/DINER
- SEPARATE UTILITY ROOM
- COMBINATION BOILER
- REWIRED AND NEW ROOF IN 2017
- CLOSE TO AMENITIES



PROPERTY DESCRIPTION

This extended, well presented, three bedroom family home has been updated to include a rewire, combination boiler, new roof, refitted kitchen/diner, entrance porch and refitted bathroom. The additional space leaves you with a versatile room which is used currently as a utility room. The property comprises; large lounge, kitchen/diner, utility room, three bedrooms and bathroom. To the front there is an opportunity to add a driveway (STPP) and the rear garden is south westerly facing.

Fallowfield is located in Shephall, Stevenage and is close to lots of local amenities including:

Donkey Park 0.0 miles

Local Shops 0.2 miles

Ashtree Primary school 0.2 miles

Peartree Spring Primary School 0.5 miles

Fairlands Valley Park 0.7 miles

Barnwell Secondary 0.7 miles

Marriotts Secondary School 0.8 miles

Town Centre 1.7 miles

A1m Junction 7 1.8 miles

Stevenage Train Station 1.8 miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE PORCH

Front door with windows either side creating a bright hallway with doors to the lounge and utility room. Radiator. Storage cupboard under the stairs.

LOUNGE

3.78m x 6.38m (12' 5" x 20' 11")

Large window to the front aspect and double doors opening to the kitchen/diner. Radiator. Downlighting.

KITCHEN/DINER

5.3m x 3.2m (17' 5" x 10' 6")

Refitted kitchen with white handle less doors on a range of wall and base units. Gas hob and built in electric oven. Breakfast bar. Window to the rear aspect and French doors leading to the rear garden. Door leading to the utility room. Downlighting. Tiled Flooring.

UTILITY ROOM

2.2m x 3.6m (7' 3" x 11' 10")

Previously the kitchen, this room offers the property an additional versatile space. Currently used as an utility room with space and plumbing for a washing machine, tumble dryer and fridge/freezer. This room could be used for a multitude of things including downstairs w/c conversion or study.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all rooms and access to the loft via a hatch. (The loft is boarded and has lighting.

THE

Combination boiler is also located up there) Storage cupboard.

BEDROOM ONE

3.6m x 3.7m (11' 10" x 12' 2")

Double bedroom with two windows to the front aspect. Storage cupboard and Radiator.

BEDROOM TWO

2.9m x 3.8m (9' 6" x 12' 6")

Double bedroom with window to the rear aspect. Radiator.

BEDROOM THREE

Single bedroom with window to the front aspect. Radiator. Storage cupboard.

BATHROOM

2.3m x 1.6m (7' 7" x 5' 3")

Refitted bathroom comprising; side panel bath with shower over, vanity wash hand basin and w/c. Window to the rear aspect. Heated Towel radiator.

EXTERIOR

FRONT GARDEN

A depth of 5.7m of mainly lawn, the front garden has potential to add a driveway. Path leading to the front door.

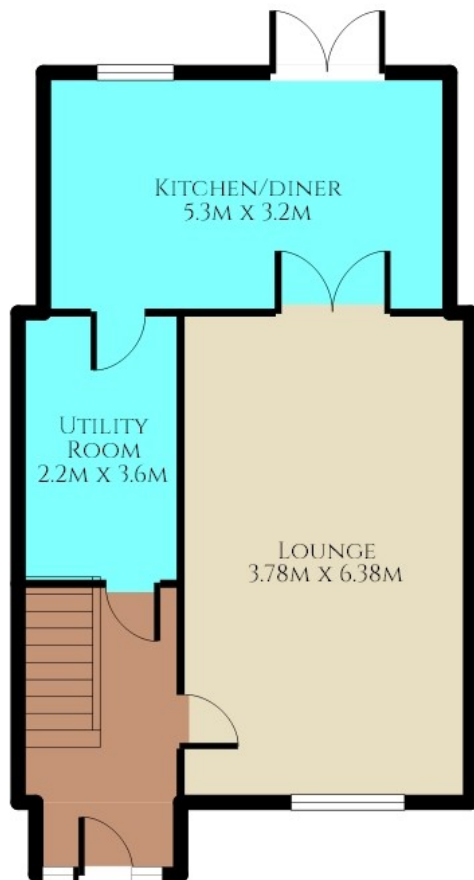
REAR GARDEN

Fully enclosed South/westerly facing rear garden, mainly laid to lawn with a patio area. Access to the front via the alley.



FLOORPLAN

KALM
- ESTATE AGENTS -



GROUND FLOOR



FIRST FLOOR

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