



64 Grenville Way, Stevenage, Hertfordshire SG2 8XZ

Offers in Excess of £474,999 - Freehold

Property Summary

Wrights are delighted to bring to market an extended Three Bedroom, Two Bathroom and W/C, Detached Family Home with integrated Garage and Driveway Parking. The property is ideally located in a quiet cul-de-sac location with a South Facing Garden overlooking Shephalbury Park. The property benefits from a single storey extension to the rear and offers further potential to extend (STPP) to the loft adding in a fourth bedroom and larger kitchen replacing the garage.

In summary, the accommodation comprises an entrance hallway, modern fitted kitchen with bay window, spacious lounge with feature fireplace, dining room with part vaulted ceiling with Velux windows and Bi-Folding doors leading out to the garden. In addition, there is a separate utility room and ground floor W/C.

The first floor offers a spacious landing, three double bedrooms, an en-suite shower room off the master and additional family bathroom.

To the front of the property there is driveway parking for one car and a small garden area with mature shrubs. To the rear there is a South Facing garden with fenced borders, two patio areas and space for a garden shed.

Features

- EXTENDED DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- LARGE LIVING DINING AREA
- VAULTED CEILINGS WITH BI-FOLD DOORS
- EN-SUITE WETROOM TO MASTER BEDROOM
- SEPERATE UTILITY ROOM
- GROUND FLOOR W/C
- GARAGE AND DRIVEWAY
- BACKS ONTO SHEPALBURY PARK
- CLOSE TO LOCAL AMENITIES



GROUND FLOOR

0.78m x 1.94m (2' 7" x 6' 4") A welcoming space providing space for coats, a gas radiator, stairs to the first floor and doors leading to;

3.85m x 5.11m (12' 8" x 16' 9") A well proportioned space that can be configured in multiple layouts with a feature fireplace, carpet flooring, gas radiators. Leads into;

2.60m x 4.41m (8' 6" x 14' 6") Situated in the extended part of the property is a spacious dining area benefitting from plenty of natural light via the bi-fold doors and Velux double glazed windows.

2.41m x 2.98m (7' 11" x 9' 9") Features include a bay window overlooking the front garden, matching base and wall units providing ample work surface space and storage. Fitted items include an electric oven and hob while there is space and plumbing for a dishwasher and fridge freezer.

1.76m x 2.57m (5' 9" x 8' 5") Fitted with base units and work surface space with a stainless steel sink. There is additional space and plumbing for a washing machine and fridge freezer. Additional features are a UPVC double glazed window overlooking the garden, gas radiator and door leading to the garage.

0.77m x 1.39m (2' 6" x 4' 7") A ground floor room with low level W/C and hand wash basin, frosted window, gas radiator and vinyl flooring.

FIRST FLOOR

2.24m x 3.12m (7' 4" x 10' 3") (to max dimensions) A large landing providing access to all first floor accommodation, benefits from an airing cupboard for additional storage, carpet flooring and a large UPVC window to the side aspect.

4.20m x 4.68m (13' 9" x 15' 4") (to max dimensions) A spacious double bedroom with ample space for wardrobes. Carpet flooring, gas radiator and UPVC window to the rear aspect overlooking the gardens and Shephalbury Park. Door leading on to;

1.89m x 2.17m (6' 2" x 7' 1") A fully tiled Wet-room comprising of a multifunctional shower, pedestal hand wash basin and low level W/C. Further benefits are a heated towel rail and frosted UPVC window.

2.70m x 3.12m (8' 10" x 10' 3") A well proportioned double bedroom with large UPVC window to the front aspect. Carpet flooring and radiator.

2.45m x 3.86m (8' 0" x 12' 8") A comfortable double bedroom with large UPVC window to the front aspect. Carpet flooring and gas radiator.

1.69m x 1.86m (5' 7" x 6' 1") A modern fitted three-piece bathroom that is tiled throughout. Comprises of a side panelled bath with shower over and a vanity unit housing the hand wash basin and W/C. Frosted UPVC window to the side aspect and heated towel rail.

EXTERIOR

Driveway parking for one vehicle.

2.67m x 4.91m (8' 9" x 16' 1") Single integral garage with up and over door power and light and wall mounted gas fired boiler.

A secluded South Facing garden is located to the rear of the property. There is a patio area adjacent to the property, space for a shed to the rear and a further paved area to the side.

ADDITIONAL INFORMATION

Council Tax Band - E



Approximate total areaⁱⁱⁱ
105.44 m²
1134.96 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.

Calculations were based on RICS IPM 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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