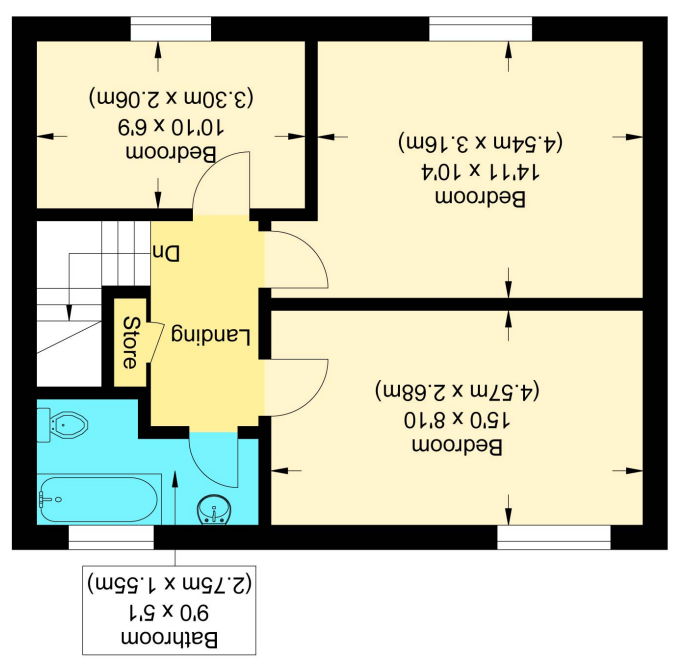


Approximate Gross Internal Floor Area : 98.0 sq m / 1054.86 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

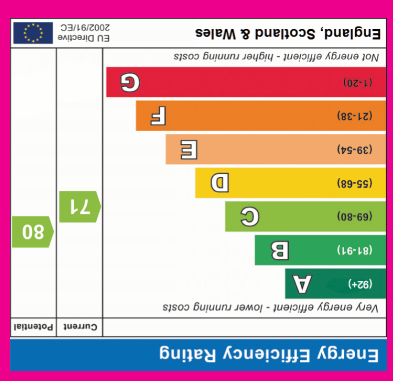
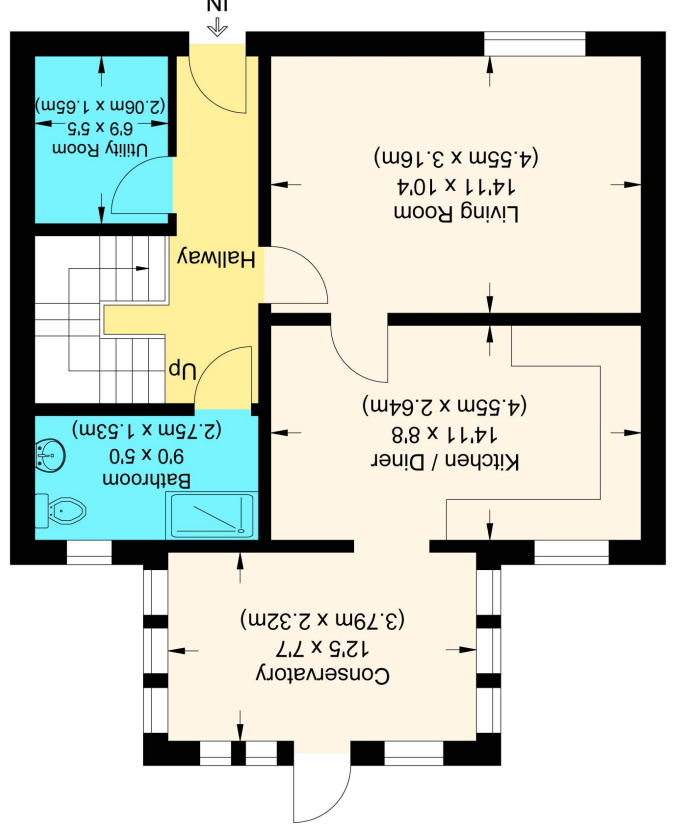
### Canterbury Away



#### First Floor



#### Ground Floor



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**Description**

GUIDE PRICE £325,000-£340,000



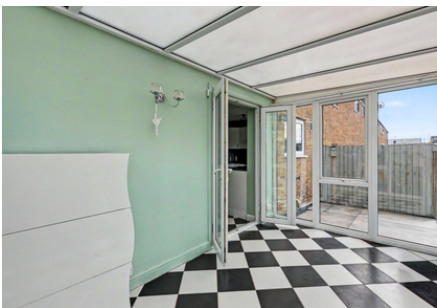
Offering a perfect blend of comfort and practicality, this well presented three bedroom terraced home is ideally situated in the sought after St Nicholas area. Boasting a driveway to the rear, an additional downstairs shower room, and a useful utility room, this property is excellent for families or professionals seeking spacious accommodation in a convenient location. The generous size kitchen/diner and three well-proportioned bedrooms further enhance the appeal, making internal viewing highly recommended to fully appreciate all this delightful home has to offer.



Step inside to a welcoming reception room that offers a comfortable and versatile space for relaxing or entertaining guests, featuring plenty of natural light and a warm ambiance. The adjacent conservatory extends the living area further, providing a bright and airy spot perfect for enjoying morning coffee or evening relaxation surrounded by garden views.

The kitchen/dining room is generously proportioned, thoughtfully designed to accommodate both cooking and dining needs. It features ample cupboard space and room for a dining table, creating a sociable environment for family meals or entertaining friends. Beyond the kitchen, the handy utility room offers extra space for laundry and storage, keeping the home organised and clutter-free.

One of the key highlights of this property is the additional downstairs bathroom, providing extra convenience and flexibility for busy households or when hosting guests. Upstairs, you'll find three practical, well-sized bedrooms that are comfortably arranged to maximise living space and natural light, perfect for family living or creating a home office or guest room.



Externally, the property benefits from a private driveway to the rear, offering secure off-road parking and easy access. The garden space adjacent to the conservatory provides an ideal outdoor area for gardening enthusiasts or a safe space for children to play.

In summary, this attractive three bedroom terraced home in St Nicholas delivers a versatile and well-maintained living environment with features that cater to modern lifestyles. With its excellent location, practical layout, and variety of desirable amenities, it represents a fantastic opportunity for those looking to make their next move into a welcoming and convenient neighbourhood. Arrange your internal viewing today to experience all that this charming property has to offer.

