

Approximate total area<sup>(1)</sup>  
 97.82 m<sup>2</sup>  
 1052.93 ft<sup>2</sup>

Reduced headroom  
 1.52 m<sup>2</sup>  
 16.36 ft<sup>2</sup>

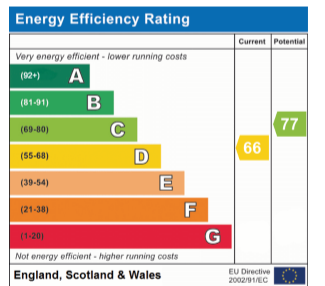
(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m/5 ft

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 are based on RICS IPMS 3C standard.

GIRAFFE360



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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This 3 bedroom home in the popular Chells area of Stevenage offers good sized extended accommodation with a large conservatory, entrance porch, living room, kitchen diner, refitted shower room and WC and a large rear garden.

The property is offered chain free.

- uPVC double glazed throughout
- Large Conservatory
- SPACIOUS KITCHEN/DINER
- Refitted shower room
- Refitted Cloakroom & Bathroom
- Chain Free

## Ground Floor

### Entrance Porch

Replacement UPVC leaded light door leading to entrance porch with ceramic floor tiling. Replacement UPVC double glazed windows to front and side. Radiator. Room for shoe storage and coat hanging area. Doorway through to entrance hall.

### Entrance Hall

Laminate flooring. Radiator stairs to first floor. Ceiling coving. Sunken ceiling LED downlighters. Door to living room.

### Living Room

Laminate flooring replacement UPVC double glazed window to front. Radiator. Wood burning stove set within the original fireplace and sat upon a stone hearth with timber mantle. TV and television points. Ceiling coving. Under stair storage cupboard. Walkway through to kitchen/diner.

### Dining Area

Laminate flooring. Radiator. Replacement UPVC double glazed French doors leading into Conservatory and is open plan to the kitchen area.

### Kitchen

Ceramic tiled flooring. Roll edge worktop with grey painted cupboards above and below. Two Replacement UPVC double glazed windows leading to the Conservatory. Ceramic wall tiling. Space and plumbing for automatic washing machine under worktop. Fridge and freezer. Space for cooker. Ceiling coving. 1 ½ bowl stainless steel sink with mixer tap over.



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## Conservatory

Fourth wall and timber framed. Double glazed Conservatory with polycarbonate roof. Fan Downlighter. Wall light points. Extractor fan. Two radiators. French doors leading out onto rear garden.

## First Floor

### Landing

Doors to bedrooms. Loft Access. Airing cupboard with slatted shelving.

### Bedroom One

Replacement UPVC double glazed window to front. Ceiling coving. Dado Rail.

### Bedroom Two

Laminate flooring. Over stair storage cupboard with shelf and hanging space within. Radiator. Replacement UPVC double glazed window to rear. Wall mounted ideal standard gas boiler. Ceiling coving.

### Bedroom Three

Replacement UPVC double glazed window to front. Radiator. Laminate flooring.

## Shower Room

A modern refitted shower room with walk-in double shower cubicle. Thermostatically controlled riser shower with rainfall shower over. Sunken ceiling downlighters. Ceramic floor and wall tiling. Heated towel rail. Circular wash hand basin with mixer tap over sat on top of a vanity unit with cupboards below. Replacement UPVC double glazed window to rear with obscured glass.

## Cloakroom

A refitted cloakroom suite with ceramic wall and floor tiling. Replacement UPVC double glazed window to rear. Low level dual flush WC.

## Outside

### Front Garden

Picket fence to front with steps leading down to front porch. Dwarf wall retaining a raised bait with various flowers and shrubs to borders. Slight shingled patio area.

### Rear Garden

Mainly laid to lawn with various flowers and shrubs to borders. Timber fence surround. Aluminium garden shed. Patio area. Various fruiting plants and trees pathway and gated rear access to the rear of the property.



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