



Popple Way, Stevenage, Hertfordshire. SG1 3TA

- THREE/FOUR BEDROOMS
- DRIVEWAY PARKING FOR 3 CARS
- COMBINATION BOILER
- STUDY
- LOUNGE & SEPARATE RECEPTION ROOM
- GROUND FLOOR SHOWER ROOM
- FAMILY BATHROOM
- FITTED KITCHEN
- LOW MAINTENANCE GARDEN
- CLOSE TO TOWN CENTRE AND AMENITIES



PROPERTY DESCRIPTION

This beautifully presented three/four bedroom family home is in great condition and ready to move into. On the ground floor, the property benefits from kitchen, lounge, reception room currently being used as a fourth bedroom, study and downstairs shower room. Upstairs, there are three double bedrooms one with fitted wardrobes and the other two have built in storage cupboard. The bathroom is modern with a white three piece suite.

Outside the garden is fully enclosed and benefits from a raised decked seating area. The front drive is block paved and can accommodate three large vehicles.

Pople Way is in a perfect location in Stevenage for a commuter being close to the town centre and train station. It benefits from the following amenities:

St Nicholas Primary 0.9 miles

Broom Barns Primary 0.6 miles

Marriotts Secondary School 1.7 miles

Fairlands Valley Park 1.1 miles

Asda supermarket 0.8 miles

Town Centre 0.3 miles

A1m Junction 7- 1.0 miles

Stevenage Train Station 0.7 miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Clever built in storage under the stairs to accommodate coats and shoes. Laminate flooring, window to the front and radiator.

SHOWER ROOM

1.57m x 1.73m (5' 2" x 5' 8")

A white modern suite comprising of a walk-in shower with rainfall head, vanity wash hand basin and low level wc. Window to the front aspect. Downlights and tiled walls and floor.

STUDY

1.60m x 1.95m (5' 3" x 6' 5")

A clever space designed by remodelling the ground floor area. This study has built in storage housing the gas meter, laminate flooring and a radiator.

KITCHEN

2.95m x 3.66m (9' 8" x 12' 0")

A pretty Shaker Style kitchen with pale green cabinets and a wooden effect worktop. Partially tiled walls to the splash areas. Integrated oven and hob and space for the washing machine and fridge freezer. There is a larder cupboard, tiled flooring and downlights. Window overlooking the rear garden.

LOUNGE

3.43m x 4.06m (11' 3" x 13' 4")

A light and airy living room with bay window to the front aspect. Laminate flooring and chimney breast. Double doors leading into the second reception room currently used as a fourth bedroom.

RECEPTION ROOM / BEDROOM FOUR

2.79m x 3.43m (9' 2" x 11' 3")

This room was originally designed as a dining room but is currently being used as a bedroom. Sliding patio doors lead out to a lean-to. Laminate flooring and radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Access to all bedrooms and bathroom and to the loft via a hatch. There are two storage cupboards.

BEDROOM ONE

3.37m x 3.48m (11' 1" x 11' 5")

A double bedroom with window to the front aspect and built in wardrobes. Radiator.

BEDROOM TWO

3.09m x 3.46m (10' 2" x 11' 4")

A double bedroom with window to the rear aspect. Storage cupboard housing the combination boiler with space for hanging clothes. Radiator.

BEDROOM THREE

2.72m x 3.46m (8' 11" x 11' 4")

A double bedroom with window to the front aspect. Storage cupboard. Radiator.

BATHROOM

1.81m x 2.71m (5' 11" x 8' 11")

A white bathroom suite comprising a side panel bath with shower over. Vanity wash hand basin, low level wc and window to the rear aspect. Extractor fan, radiator and vinyl flooring.

EXTERIOR

REAR GARDEN

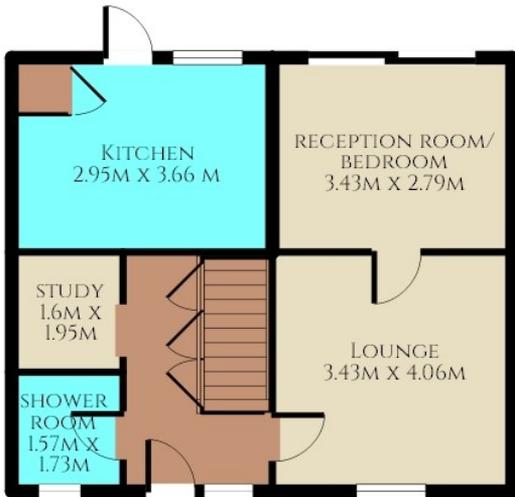
The rear garden is presented over several levels with patio and a lean-to on the ground level and gate to the side access along with a small storage shed. Up to a level laid with artificial turf and a decked seating area.

FRONT DRIVEWAY

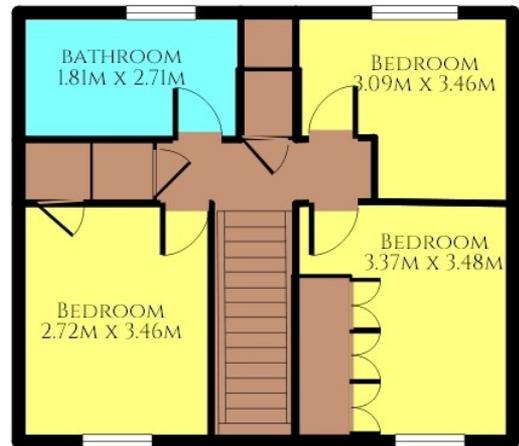
A block paved drive with parking for three large vehicles. There is a power and water point.



FLOORPLAN & EPC



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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