



## Webb Rise, Stevenage, Hertfordshire. SG1 5QG

- THREE DOUBLE BEDROOM, TERRACED HOUSE
- EXTENDED
- GARAGE AND PARKING INFRONT
- DOWNSTAIRS CLOAKROOM
- REFITTED KITCHEN/DINER
- UTILITY ROOM AND STUDY
- SOUTH FACING REAR GARDEN
- LARGE LOUNGE
- PLAYROOM
- CLOSE TO LOCAL AMENITIES AND CHELLS SCHOOLS



## PROPERTY DESCRIPTION

Having been extended, this three bedroom family home located in Webb Rise, Stevenage provides a fantastic living accommodation for a family. The ground floor is vast and comprises; entrance hallway, kitchen/diner, lounge, utility room, downstairs cloakroom, playroom and study. Upstairs, there are three good size bedrooms and a family bathroom.

Outside, the property has low maintenance gardens, a garage and parking in front.

Webb Rise is a Cul-de-sac in central Stevenage. Lots of amenities surround the area including;

Mossbury Primary School 0.1 Miles

Chells Way Doctors Surgery 0.2 Miles

Fairlands Valley Park 0.5 Miles

Local Shops 0.5 Miles

Lodge Farm Primary school 0.6 Miles

Nobel Secondary School 0.6 Miles

Town Centre 1.0 Miles

Stevenage Train Station 1.2 Miles

A1m Junction 7 1.9 Miles



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALLWAY

A composite front door leads you into a porch which is open to the hallway. Doors to the lounge, kitchen/diner, utility room and downstairs w/c. Stairs to the first floor. Radiator.

#### KITCHEN/DINER

5.98m x 2.99m (19' 7" x 9' 10")

Refitted gloss white, handle less kitchen comprising a range of wall and base units with worksurface over. Eyelevel cooker and hob. two windows to the front aspect. Radiator. Space for dining table. Double doors opening to the lounge.

#### LOUNGE

5.07m x 5.7m (16' 8" x 18' 8")

Having been extended to the rear, this room is double the size that it would have once been. An incredible size lounge with ample room for a large family. Radiator. Doors opening out to the playroom.

#### PLAYROOM

3.86m x 2.34m (12' 8" x 7' 8")

A fantastic addition with French doors leading out the rear garden and door to the study.

#### STUDY

1.78m x 2.31m (5' 10" x 7' 7")

A great space tucked away from the living area. window to the rear aspect. Radiator.

#### UTILITY ROOM

1.78m x 1.78m (5' 10" x 5' 10")

Space for washing machine, tall unit and base unit with worksurface over and stainless steel sink.

#### DOWNSTAIRS CLOAKROOM

0.81m x 1.8m (2' 8" x 5' 11")

W/C and wash hand basin.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Access to the loft via a hatch.

#### BEDROOM ONE

3.48m x 2.74m (11' 5" x 9' 0")

Double bedroom with fitted mirrors wardrobes, window to the rear aspect. Radiator.

#### BEDROOM TWO

4.30m x 2.5m (14' 1" x 8' 2")

Double bedroom with window to the rear aspect. Radiator.

#### BEDROOM THREE

3m x 2m (9' 10" x 6' 7")

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

#### BATHROOM

2m x 1.65m (6' 7" x 5' 5")

Partially tiled bathroom with side panel bath with glass shower screen, wash hand basin and w/c. Radiator.

### EXTERIOR

#### FRONT GARDEN

The front garden is fully enclosed with a picket fence and paving slabs for low maintenance.

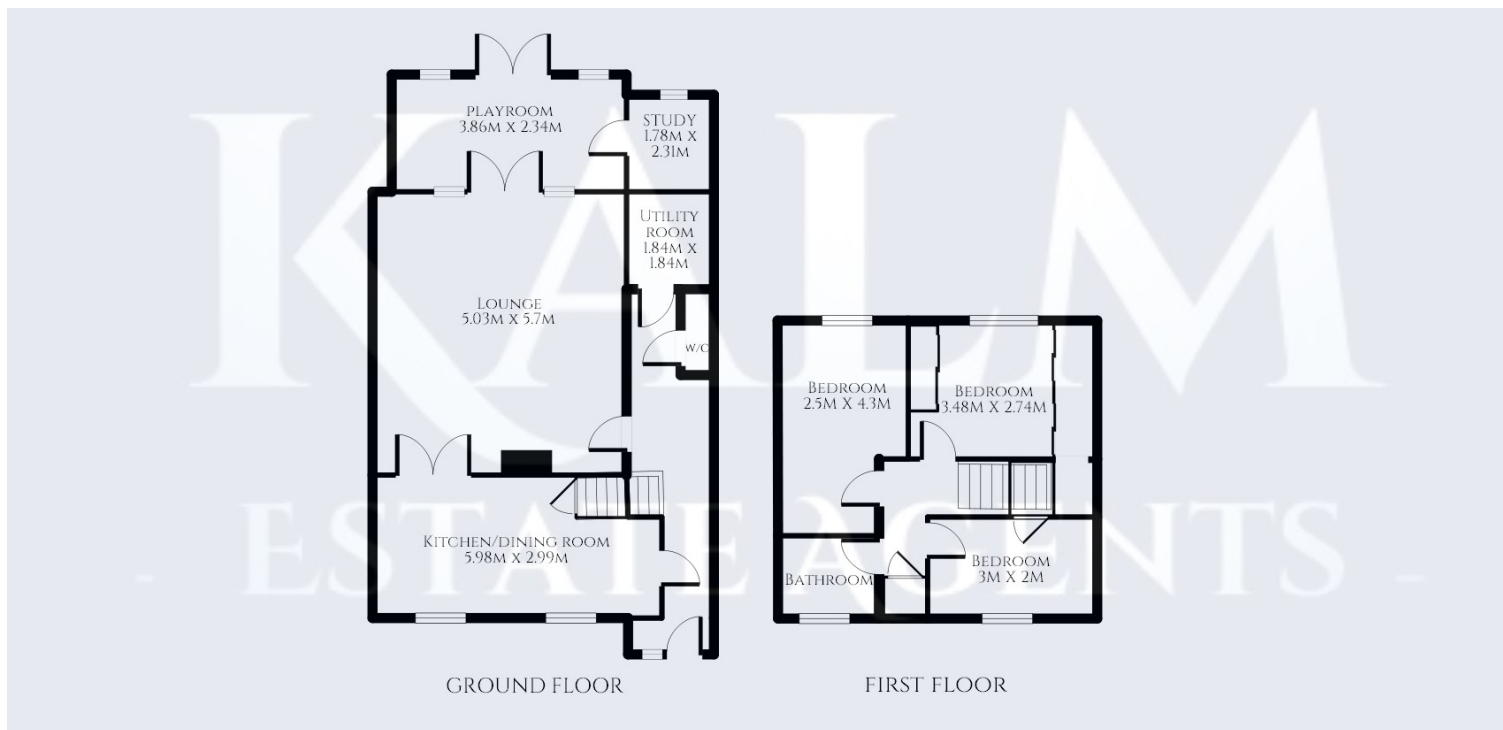
#### REAR GARDEN


Fully enclosed, south facing rear garden with gated rear access. Mainly patio with steps down to lower level.

#### GARAGE

Located just outside the rear gate with an up and over door and parking for one car in front.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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