



Hopton Road, Stevenage, Hertfordshire. SG1 2LG

- STAGGERED TERRACE
- THREE BEDROOMS
- SHINGLED FRONT GARDEN USED FOR PARKING
- DOWN STAIRS CLOAKROOM
- KITCHEN/DINER
- UTILITY ROOM
- WEST FACING REAR GARDEN
- DUAL ASPECT LOUNGE
- CLOSE TO GOOD SCHOOLS
- WALKING DISTANCE TO OLD TOWN STEVENAGE AND TRAIN STATION



PROPERTY DESCRIPTION

GUIDE PRICE £350,000- £360,000

This fantastic, three bedroom family home in Hopton Road, Stevenage is beautifully presented and ready to move into. The property comprises; utility room, kitchen/diner, lounge, downstairs cloakroom, ample storage downstairs and upstairs, Three bedrooms and family bathroom. The front garden has a large shingle area used for parking and a West facing rear garden.

Hopton Road is located in Symonds Green, in west Stevenage and is walking distance to lots of amenities including:

Local shop - CO-OP 0.2 miles

Symonds Green Health Centre 0.2 miles

Woolenwick Primary School 0.5 miles

John Henry Newman Secondary School 0.6 miles

Lister Hospital 0.7 miles

Stevenage Old town 0.7 miles

Junction 8 A1m 0.8 miles

Town Centre 1.6 miles

Stevenage Train Station 1.6 miles



ROOM DESCRIPTIONS

GROUND FLOOR

UTILITY ROOM

Front door opening into the utility room with space and plumbing for washing machine and tumble dryer. Enclosed panels for utility meters. Down lighting. Leading through to the hallway.

HALLWAY

Doors into the kitchen, lounge and downstairs cloakroom. Stairs to the first floor.

LOUNGE

3.2m x 5.4m (10' 6" x 17' 9")

A great size lounge with dual aspect windows oozing natural light. Radiator. Door leading to the rear lobby.

KITCHEN/DINER

Beautifully refitted white gloss, handleless kitchen comprising a range of wall and base units with wooden worksurface over. Integrated dishwasher, oven, gas hob and extractor over. Wall mounted boiler. Window to the front aspect and full length window to the rear aspect. Space for free standing fridge/freezer and table. Vertical radiator.

DOWNSTAIRS CLOAKROOM

1.3m x 0.7m (4' 3" x 2' 4")

W/C and wash hand basin. Window to the front aspect.

REAR LOBBY

Doors from the kitchen/diner and lounge. Door out to the rear garden. Large storage cupboard.

FIRST FLOOR

FIRST FLOOR LANDING

A bright space with doors to all bedrooms and bathroom. Two storage cupboards, one used as a walk in wardrobe and the other housing the hot water tank. Access to the boarded loft via a hatch. Window to the rear aspect.

BEDROOM ONE

3.3m x 3.2m (10' 10" x 10' 6")

Double bedroom with window to the rear aspect. Radiator.

BEDROOM TWO

3.5m x 2.9m (11' 6" x 9' 6")

Double bedroom with full length window to the rear aspect. Radiator.

BEDROOM THREE

3.2m x 2m (10' 6" x 6' 7")

Single bedroom with full length window to the front aspect. Radiator.

BATHROOM

Fully tiled bathroom comprising; side panel bath with shower over and glass shower screen, wash hand basin and w/c. Heated towel radiator. Window to the front aspect.

EXTERIOR

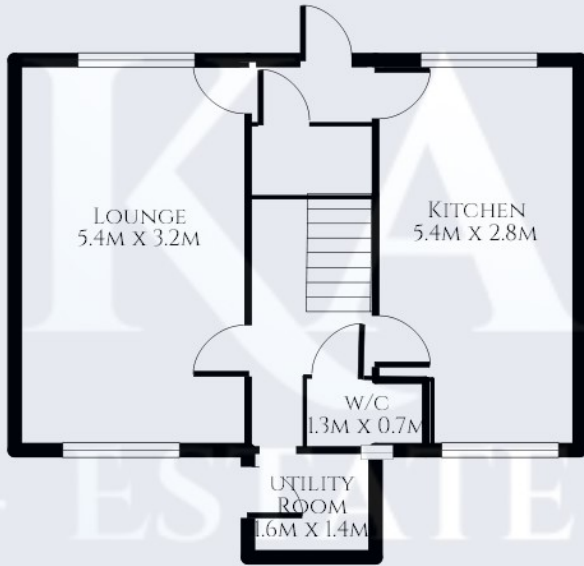
FRONT GARDEN

Mainly shingled front garden used for parking with a small hedge border and grass area.

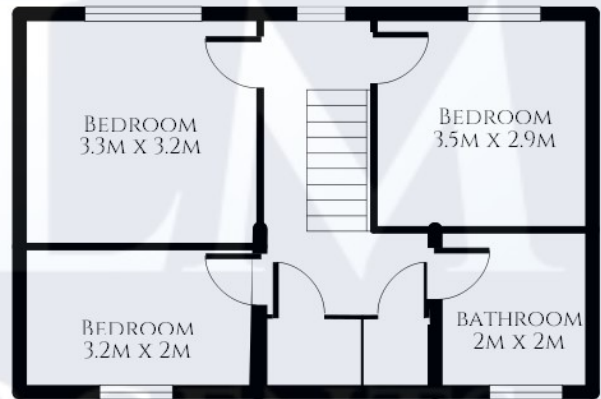
REAR GARDEN

Fully enclosed, west facing rear garden with patio area leading to the lawn area with bark area for children's play equipment. Space for shed. Gated rear access.





GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	71	
(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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