

HUNTERS®

HERE TO GET *you* THERE



Wheatlands

Stevenage, SG2 0JT

£455,000



Council Tax:



30 Wheatlands

Stevenage, SG2 0JT

£455,000



ENTRANCE HALL

6'7" x 2'11" (2.01 x 0.89)

Front door leads into the property. Laminate flooring.

W/C

6'7" x 2'9" (2.01 x 0.84)

Frosted double glazed window to the front aspect. Low level w/c, wash hand basin. Tiled splash backs.

LOUNGE

17'3" x 13'10" (5.26 x 4.22)

Double glazed window to front aspect. Decorative living frame effect fireplace. Stairs rise to first floor.

KITCHEN DINER

10'6" x 9'3" (3.20 x 2.82)

Refitted kitchen with a range of matching eye and base level cornflour shaker units with additional dresser/storage area. Butler sink unit with drainer inset. Contemporary Minerva work surfaces over. Glass splash backs. Integral appliances are included (Fridge/freezer, double oven & hob, extractor hood, dishwasher). Location of fuse board. Storage cupboard. Breakfast bar area. Space to dine. Vertical radiator. Door to :-

COVERED LEAN TO

17'9" x 3'1" (5.41 x 0.94)

Doors to front and rear aspects. Coat and shoe storage.

UTILITY ROOM

8'2" x 7'2" (2.49 x 2.18)

Part conversion of garage. Fitted units with work surface over. Stainless steel sink unit. Window to rear aspect. Plumbing for washing machine and tumble dryer. Space for fridge freezer.

CONSERVATORY

UPVC French Door to dining room. French doors to garden. Under floor heating.

LANDING

Double glazed window to side aspect. Loft access. Airing cupboard housing combi boiler.

BEDROOM ONE

13'1" x 9'2" (3.99 x 2.79)

Double glazed window to front aspect. Double fitted wardrobes. Radiator.

BEDROOM TWO

10'6" x 9'3" (3.20 x 2.82)

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

8'4" x 7'10" (2.54 x 2.39)

Double glazed window to front aspect. Radiator.

BATHROOM

6'6" x 6'3" (1.98 x 1.90)

The suite comprises shaped bath with rainfall effect shower over and screen. Heated towel rail. Floating sink unit with storage under. Low level w/c. Tiled splash backs.

OUTSIDE

FRONT

Mature plants and shrubs. Steps leading to front door.

Driveway allowing for off road parking.

REAR

To the rear there is an enclosed rear garden laid to

lawn with large patio area. A variety of mature shrubs and flowerbeds bordered by railway sleepers. Outside lights and tap.

GARAGE

Remaining area for storage. Roller door. Light and power.

AGENTS NOTE

An EPC has been commissioned for this property. Preliminary details not yet approved by vendor.



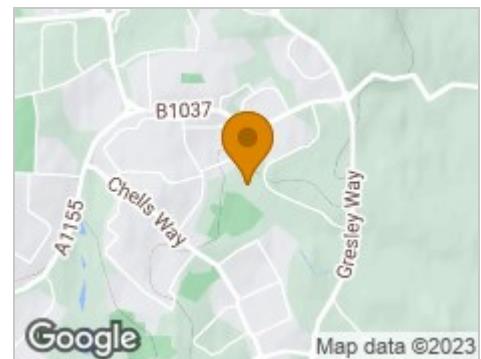
Road Map



Hybrid Map



Terrain Map



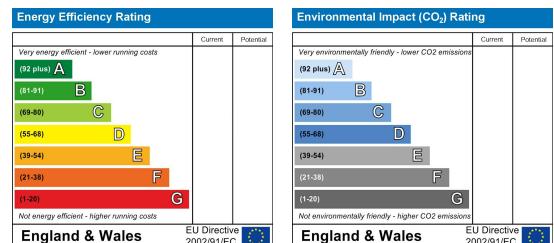
Floor Plan



Viewing

Please contact our Hunters Stevenage Office on 01438 313393 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.