

# HUNTERS<sup>®</sup>

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## 74 Shearwater Close

Stevenage, SG2 9RX

Offers In Excess Of £300,000



# Tenure: Freehold

Council Tax Band C / EPC C / Allocated parking / Popular location - walking distance to main supermarket, doctors surgery and pharmacy / Combi boiler / Downstairs WC / Conservatory



## Entrance Hallway

Double glazed front door leads into property.

## Downstairs w/c

Low level w/c. Corner wash hand basin. Frosted UPVC double glazed window to front aspect. Radiator. Part tiled walls.

## Kitchen

7'8" x 5'8" (2.34m x 1.73m)

The kitchen is fitted in a range of wall and base units with earth stone work surface over, stainless steel sink unit with mixer taps and drainer, oven and extractor with integrated induction hob. Plumbed for washing machine. Space for fridge freezer. Part tiled walls. Vinyl flooring. Double glazed window to front aspect.

## Lounge / Diner

15'3" x 12'1" (4.65m x 3.68m)

Laminate flooring. Under stairs recess. Stairs rise to first floor. Two double radiators. Double glazed patio doors opening to conservatory.

## Conservatory

9'9" x 8'5" (2.97m x 2.57m)

Of UPVC double glazed construction. Tiled floor. French doors to rear garden.

## First floor

### Landing

Access to loft.

### Bedroom One

11'7" x 8'9" (3.53m x 2.67m)

Laminate flooring. Built in cupboard housing combi boiler. Radiator. Double glazed window to rear aspect.

### Bedroom Two

11'8" x 6'3" (3.56m x 1.91m)

Laminate flooring. Radiator. Double glazed window to front aspect.

### Bathroom

Wet room set up with walk in electric shower area, low level w/c and wash hand basin. Part tiled walls. Heated towel rail. Storage cupboard. Frosted double glazed window to front aspect.

### Outside

#### Front Garden

Gravel area with pathway to front. Low maintenance.

#### Rear Garden

Patio. Enclosed by panel fencing. Rear gated access. Paved garden in the main. Mature shrub borders.

### Parking

Two allocated parking spaces.

### AGENTS NOTE

Preliminary details not yet approved by vendor. An EPC is available for this property.



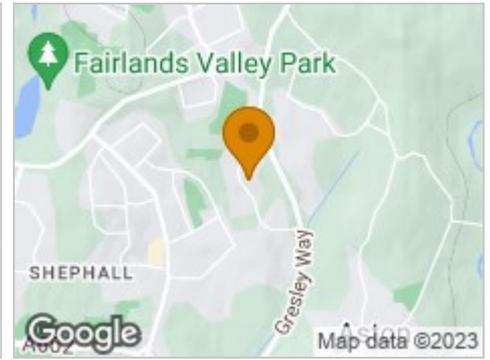
## Road Map



## 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.