

Wigram Way Stevenage Hertfordshire SG2 9UX.
Price Guide £400,000



Wigram Way, Stevenage, Hertfordshire, SG2 9UX.
Council Tax Band: C

CHAIN FREE!! Four Bedroom semi-detached family home with two reception rooms and, a large kitchen diner providing ample space for entertaining, additionally, this home also offers off road parking, three double bedrooms, a downstairs cloakroom, under floor heating, and a summer house.

With no upward chain don't miss out on the chance to view this wonderful four-bedroom property. Contact us today to arrange your viewing on 01438728444.

Entrance Hall

7'8" x 6'2" (2.35 x 1.88)

Double glazed door to front aspect, fitted coat/shoe cupboard with shelves and hanging space, tiled floor, wall mounted double radiator, stairs to first floor landing with stair lighting, and doors to:

Cloakroom

4'0" x 3'6" (1.23 x 1.07)

concealed Low level WC, vanity wash hand basin, single radiator, tiled floor, extractor fan. Fitted cupboard housing combination boiler.

Lounge

17'10" x 11'3" (5.45 x 3.43)

Double glazed bay window to front aspect with custom fitted blinds, double radiator, two wall lights, recessed spotlights, Tiled floor, and double doors through to dining area.

Dining Area

12'0" x 9'8" (3.68 x 2.96)

An impressive space with room for 10 plus seater dining table. Two patio doors to rear aspect leading to the garden, double glazed window to rear aspect, and Velux Window. Double radiator, recessed spotlights and Tiled floor.

Kitchen Area

24'5" x 8'9" (7.46 x 2.68)

A modern fitted kitchen with high gloss wall and base units with marble effect worksurface with complementary upstands and splash back. Inset sink with mixer taps over, integrated electric hob with extractor hood over, integrated high level ovens, dishwasher and washing machine. Space for a free standing American style fridge/freezer. Recessed spotlight and tiled floor throughout.

Landing

Stairs leading up from the entrance hall, airing cupboard, doors leading to all of the rooms, inset spotlights.

Bedroom One

10'0 x 9'7 (3.05m x 2.92m)

Double glazed window to the front aspect, fitted mirror fronted wardrobes, radiator.

Bedroom Two

11'9 x 9'2 (3.58m x 2.79m)

Double glazed window to the front aspect, radiator, built in cupboard.

Bedroom Three

13'2 x 7'11 (4.01m x 2.41m)

Double glazed window to the rear aspect, radiator.

Bedroom Four

8'6 x 7'8 (2.59m x 2.34m)

Double glazed window to the rear aspect, radiator, built in cupboard.

Frontage

Block paved with red brick borders creating parking for two vehicles, side timber gate giving access to the rear garden.

Rear Garden

Raised paved patio with a dwarf retaining and steps leading down to the lawned area. raised decking and raised planters, side gate leading to the front. outside lights, enclosed with timber panelled fencing.

Summer House

14'2" x 7'10" (4.33 x 2.39)

Of timber construction with a pitched roof, dual front aspect windows, french doors leading out onto the veranda. Fully boarded with lighting and power.

Shed

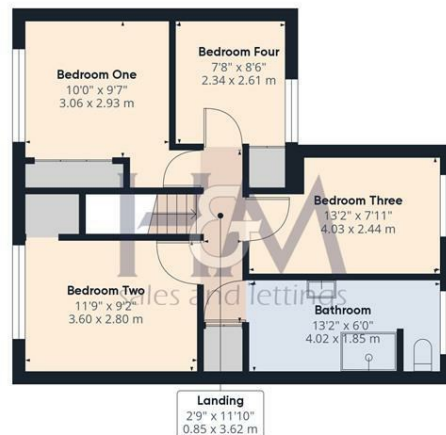
8'0" x 7'10" (2.46 x 2.40)

A partition of the summer house providing storage.





Floor 0 Building 1



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Approximate total area⁽¹⁾

1200.71 ft²
111.55 m²

Balconies and terraces

487.71 ft²
45.31 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	86
England & Wales	EU Directive 2002/91/EC 