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5 Weston Road, Stevenage, SG1 3RH

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## Offers In Excess Of £475,000

This beautiful family home nestled on Weston Road in the charming town of Stevenage. Is a delightful semi-detached house which presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for rest and relaxation. The inviting reception room serves as a perfect gathering space for family and friends, with versatile living and ensures a warm and welcoming atmosphere.

The house features an entrance hallway, open planned living room, dining/play room or snug area, kitchen/breakfast room, family bathroom, and to the first floor accommodation are three bedrooms and a separate WC, designed to cater to the needs of modern living. Although the property does not specify its square footage, its layout is thoughtfully designed to maximise comfort and functionality.

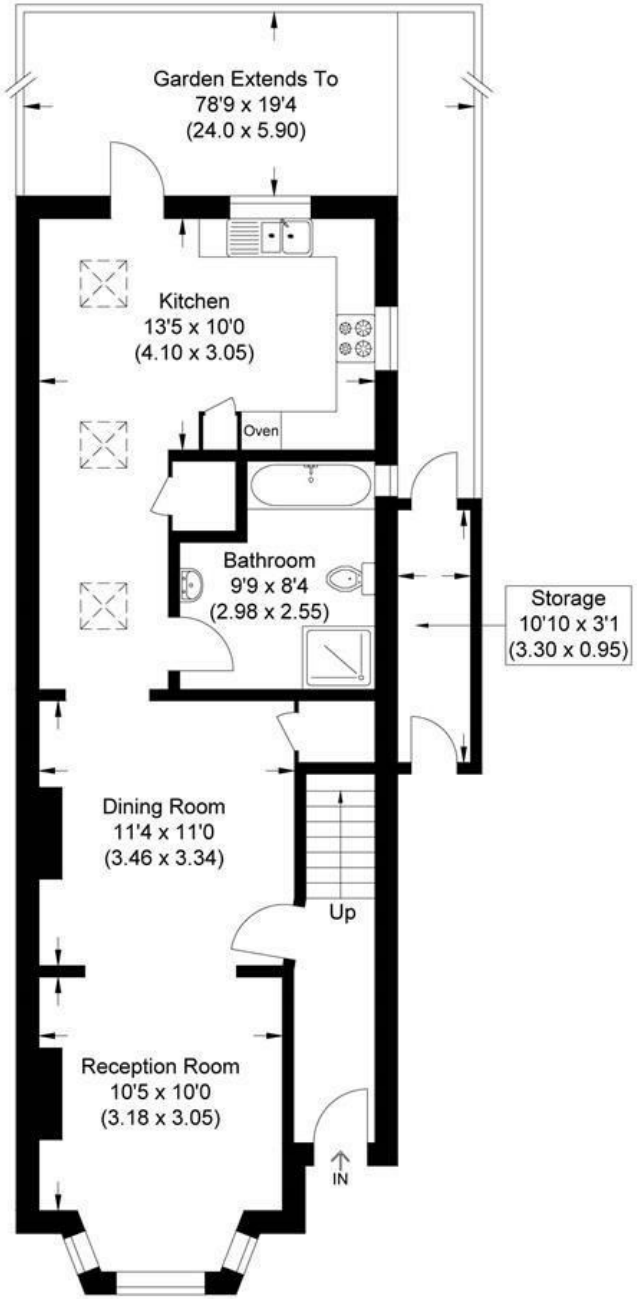
The rear garden is a particular feature of the property, offering a wonderful blend of outdoor entertaining space and mature greenery. A spacious block-paved patio provides the perfect setting for Alfresco dining and social gatherings. This charming outdoor space is ideal for families, entertaining guests, or simply relaxing in a tranquil setting.

Situated in a desirable area, this home benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community. With its appealing features and potential, this semi-detached house on Weston Road is a wonderful place to call home.

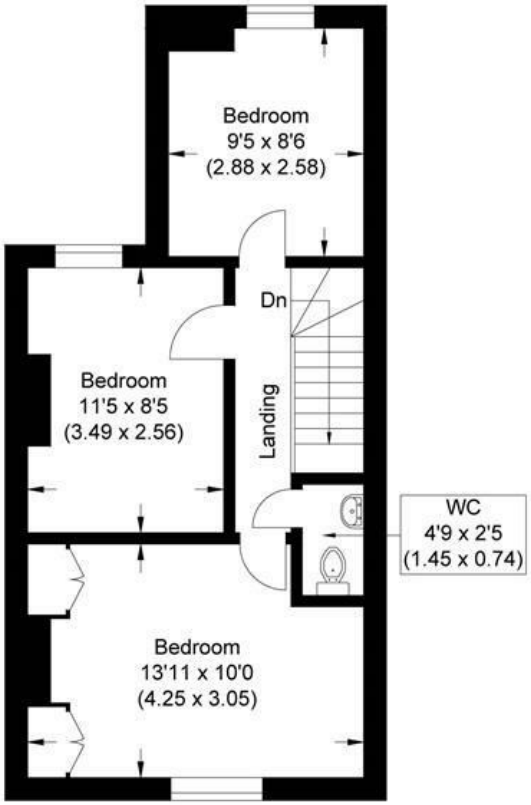
- Period Character Family Home
- Three Good Sized Bedrooms
- Downstairs Family Bathroom & Upstairs WC
- Large Family Garden & Patio
- Extended To Rear Aspect
- Open Planned Lounge/Dining Room
- Recent Modernised Kitchen/Breakfast Room
- Walking Distance to Mainline Train Station, High Street and Town Centre

Stevenage Sales 53 High Street, Stevenage, Hertfordshire SG1 3AQ | 01438 313 393
Stevenage@iwestates.com | www.iwestates.com

Approximate Gross Internal Area
94.54 sq m / 1017.62 sq ft
(Excludes Storage)
Storage Area 3.13 sq m / 33.69 sq ft




Ground Floor




First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

## Entrance Hallway
Double glazed front door leads in from the storm porch into a vestibule hallway providing access into the dining/play room and lounge. Stairs ascending to first floor accommodation. There is an alarm, smoke detector and radiator.

## Lounge
10'35" into recesses x 9'84" to archway
The lounge is a light, airy and an inviting space with a large bay double glazed uPVC widow to front aspect allowing lot so f natural light into the property. The main focal point of the living area is the beautiful feature working cast iron fireplace with decorate mantel and tiled surround.,(the current owners have not in recent times used the fire, so this will need to be swept and checked prior to use). The living space has a large archway which opens into the dining/playroom area, a lovely family/entertaining open/planned space, which the current owners use as a play area but has in past times been used more as a formal dinning room. There is a radiator and heated towel rail.

## Dining/ Play/Snug Area
11'36" to archway x 10'97" into recesses
This lovely family space currently used as a play area and formally as a dining space, has a large archway opening into the living space a storage cupboard under the stairs and access to the kitchen/breakfast room and family bathroom. There is further potential for an open fireplace, with brick chimney breast. Radiator.

## Family Bathroom
Beautifully newly fitted modern family bathroom, located on the ground floor, has a obscured uPVC double glazed window to side aspect. The suite comprises; a low level WC, wash hand basin with vanity unit and a heated mirror cupboard with lights above, bath with mixer taps and shower head above, separate shower with mains shower and rain shover above, heated towel rail and is partly tiled.

## Kitchen/Breakfast Room
20'09" into hallway x 13'47"
The kitchen/ breakfast room has been beautiful renovated by the current owners with matching wall and base unit in a very tasteful colour tone, the kitchen area comprises; roll edge work tops, an induction hob built-in extractor, sink and 1/2 with drainer unit, space for a tall fridge/freezer, space and plumbing for a dish washer and a built-in oven with microwave and air fryer settings. The kitchen area has ample space for a table and chairs, there is also access to the dining/play room, family bathroom and utility space. The kitchen area has a pitched roof with Velux window, features a beautiful diamond obscured glazed window to the side aspect and a uPVC double glazed window and French doors onto the rear garden and patio area ideal for entertaining or a night of Alfresco dining. Tall radiator.

## Utility Area
Cupboard in the kitchen area with space and plumbing for a washing machine, with fitted shelf and light.

## Landing
The first floor landing provides access to all three bedroom, and the separate WC. The landing has the added benefit of air-conditioning system, loft hatch with drop down ladder and partly board, smoke detector and radiator as well as a uPVC window to side aspect.

## Bedroom One
13'23 max x 9'9" max
The master bedroom is a good sized double bedroom with a uPVC double glazed window to front aspect. The bedroom has fitted mirrored door wardrobes into the recess, built-in dressing area and separate work space. Radiator.

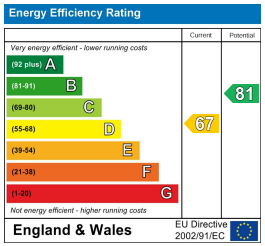
## Bedroom Two
11'44" x 8'5"
The second bedroom is a good sized room and features a beautiful original fireplace, and has a uPVC double glazed window to rear aspect. Radiator.

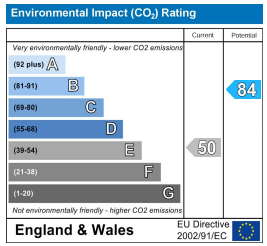
## Bedroom Three
9'4" x 8'4"
The third bedroom is a good sized room and features a beautiful original fireplace, and has a uPVC double glazed window to rear aspect with a lovely view of the rear garden. Radiator.

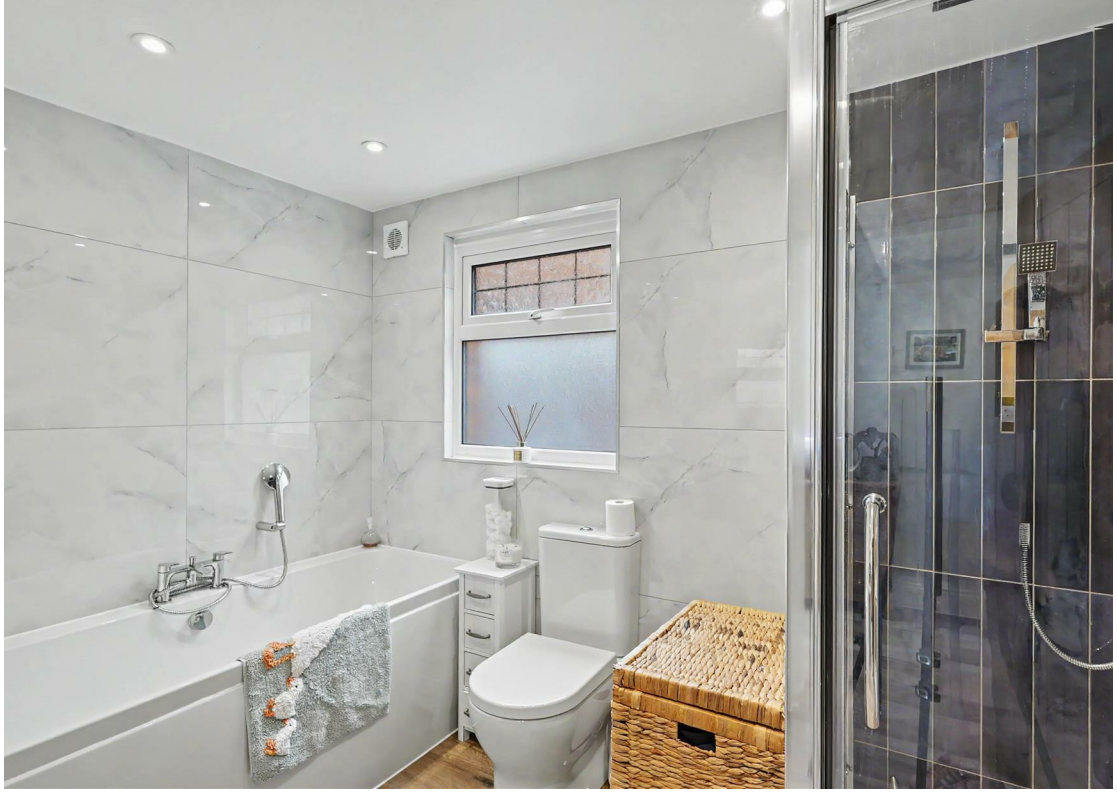
## Upstairs WC
The WC is partly tiled with a low level flush WC, wash hand basin and vanity unit , and an extractor.

## Garden
To the front the garden is landscaped. Perimeter brick wall with gated access and pathway to the entrance visible.

The property benefits from a delightful and generously proportioned rear garden, offering an excellent combination of outdoor entertaining space and established planting. A spacious block-paved terrace adjoins the house, featuring a substantial timber pergola that provides a sheltered seating area ideal for al fresco dining and social gatherings. Beyond the patio, a well-maintained lawn extends to the rear of the plot, bordered by mature trees, shrubs and colourful planting that create a private and tranquil setting. Enclosed by timber fencing and enjoying a high degree of seclusion, the garden provides ample space for families, keen gardeners and outdoor relaxation, while offering an attractive leafy outlook throughout the seasons. There is also a rear storage shed.

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