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37 Cotswold Drive, Stevenage, SG1 6GT

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## Offers In Excess Of £350,000

**RARE OPPORTUNITY** Parking for 3/4 Vehicles
This beautiful stylish home is not to be missed out on, situated in the peaceful and popular Great Ashby area, Cotswold Drive was built around 2009 and offers a pleasant residential setting with a modern community feel. This beautifully presented home offers a warm, inviting and versatile living space, perfectly suited to modern family life and entertaining.

The stylish lounge is generously proportioned, with ample room for comfortable furnishings and a large opening into the bright kitchen/breakfast room, creating a wonderful sense of space and allowing natural light to flow throughout.

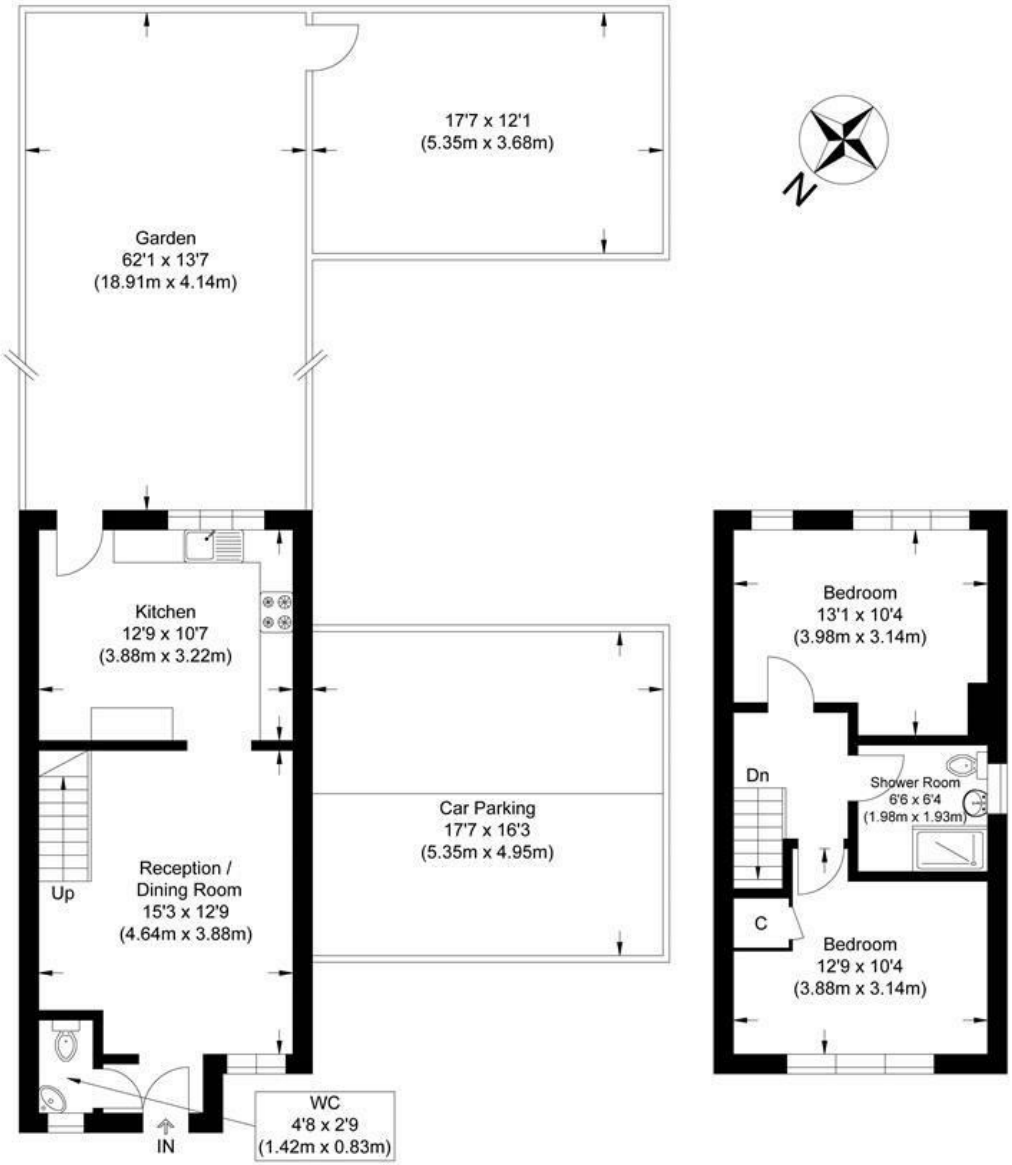
The impressive kitchen/breakfast room is a real highlight, featuring a stunning Wickes kitchen with making summer entertaining and alfresco dining effortless.

Externally, the property offers an exceptional standout feature and increasingly rare benefit of 3/4 parking spaces, including a generous space to the front, two allocated spaces to the side and potential to create an additional space to the side/rear.

The beautifully landscaped, low-maintenance garden provides the perfect setting for relaxing or entertaining.

The accommodation is further complemented by a downstairs WC, family shower room and two well-proportioned double bedrooms.

- Exceptional Large Two Bedroom Home
- 2 Excellent Sized Double Bedrooms
- High Specification Throughout
- Beautifully Low Maintenance Rear Garden
- Potential to extend (STTP)
- **RARE OPPORTUNITY** Parking for 3/4 Vehicles
- 38ft Lounge/Fitted Kitchen and Dining Room
- Family Shower Room & Downstairs WC
- Peaceful Location in Great Ashby
- Chain Free




# Costwold Drive

Approximate Gross Internal Floor Area : 64.40 sq m / 693.19 sq ft

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

**Entrance**
The entrance hallway has a double glazed door to front aspect, and gives access to the lounge and downstairs WC.

**Downstairs WC**
The downstairs WC has a double glazed window to front aspect and comprises; a low level WC, wash hand basin with pedestal, tiled flooring, Radiator, and the consumer unit is housed here.

**Lounge**
15'3 x 12'9
The lounge is tastefully decorated and very inviting with ample space for living room furniture. There is a large opening into the kitchen/breakfast room allowing lots of natural light to flood through the property, and this is a great feature when entertaining. There is a large double glazed window to the front aspect, and stairs ascend to the first floor accommodation. Radiator, TV Point.

**Kitchen/Diner**
12'9 x 7'10
The kitchen/ breakfast room is beautifully light and open space with a large opening into the living area, great for entertaining. There is a large double glazed window to the rear aspect and double door onto the garden, ideal for family BBQ's or an evening of alfresco dining. The kitchen has a stunning fitted Wickes kitchen comprising; matching wall and base unit in a matt navy blue with roll edge work tops, strip LED under lighting, an electric oven, composite stone one and half sink with mixer tap, wall mounted Ideal boiler, space for a washing machine, dishwasher, and tall free standing fridge/freezer.

**Landing**
The landing provides access to both bedrooms, the shower room and loft access.

**Bedroom One**
13'1 x 10'4
The master bedroom is a great sized double room with fitted hanging cupboard, draws and dressing area. There is a double glazed window to rear aspect over looking the garden and there is a radiator

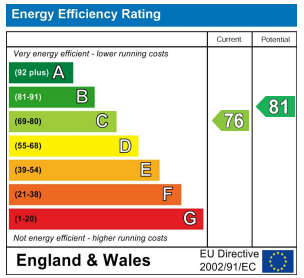
**Bedroom Two**
12'9 x 10'4
The second bedroom is an excellent sized double room with a double glazed window to the front aspect and has an airing cupboard above the stairs and a radiator.

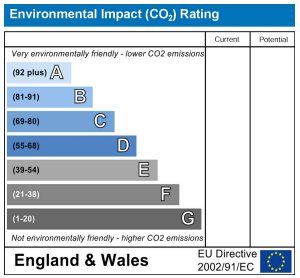
**Shower Room**
The main shower room has a double glazed window to the side aspect and comprises; a large double shower with mains rain shower, partly, a wash hand basin with vanity unit, a heated towel rail, low level WC, and an extractor fan.

**Parking**
A rare opportunity to purchase a property with 3/4 parking spaces. There is one large space to the front of the property, two allocated spaces to the side and a further opportunity to create a further space to the side/rear of the property where there is currently a hedge.

**Garden**
The garden has been beautifully finished to suit a low maintenance lifestyle and an ideal place to entertain or enjoy some Alfresco Dining on the large composite decking area. The garden is mainly laid to rustic York Paving and is fully enclosed via a timber Fence and gate to the rear. There is an outside Tap and ample space for garden furniture and or shed.




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. If you are thinking of selling your home or just curious to discover the value of your property, iWEstates 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 iWEstates estate agents.
































Daniel


Bella
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COTSWOLD DRIVE