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8 Severn Way, Stevenage, SG1 3YL

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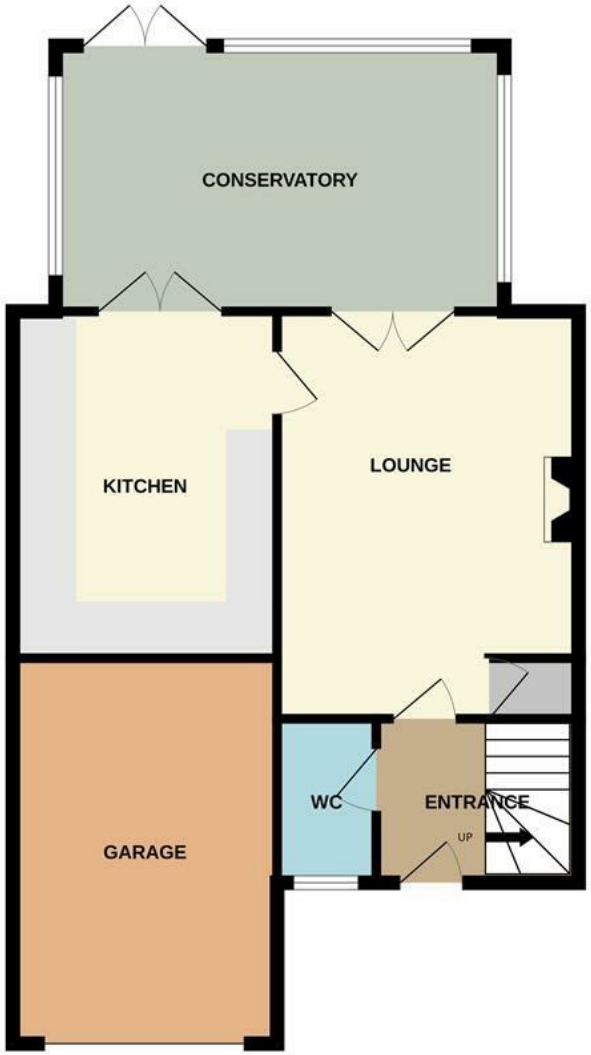
Offers In Excess Of £450,000

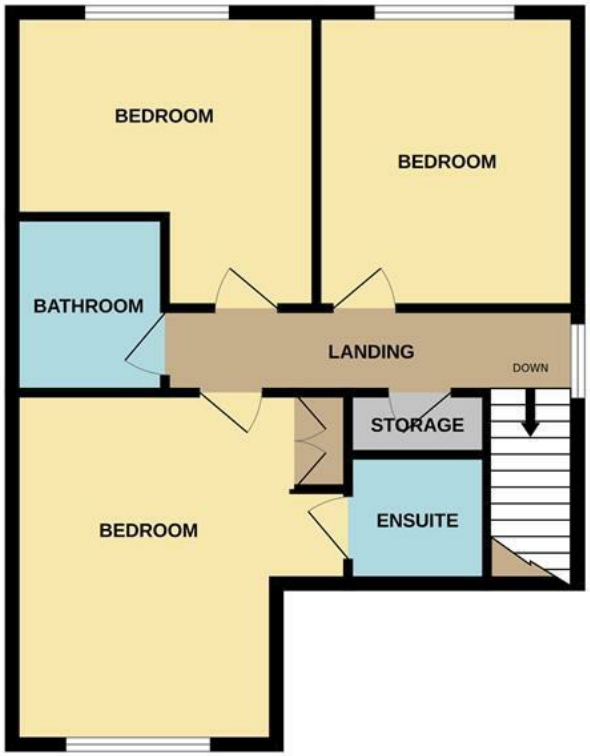
Nestled in the desirable area of Severn Way, Stevenage, this charming three-bedroom semi-detached house offers a perfect blend of comfort and modern living with a contemporary design and efficient use of space. Severn Way is conveniently located, providing easy access to local amenities, schools, and transport links, making it an ideal location for both commuters and families alike. This delightful house presents a wonderful opportunity for those looking to settle in a vibrant community. Don’t miss the chance to make this lovely property your new home!

- Fitted Solar Panels with Battery Store
- En-Suite to Master Bedroom
- Full Width Conservatory
- Integral Garage & Driveway
- Three Good Sized Double Bedrooms
- Downstairs Cloakroom
- Landscaped Rear Garden
- Walking Distance to Local Shops, Schools & Countryside

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ground Floor

Entrance Hallway
Front door leads into the property. Oak flooring. Stairs rising to the first floor.

Downstairs W/C
Refitted suite comprising a low level w/c, vanity wash hand basin, half tiled, heated towel rail, continuation of oak flooring, double glazed frosted window to the front aspect.

Lounge
19'1" x 10'10"
Oak flooring. Understairs storage cupboard. Natural stone gas fireplace, Bi-fold doors to the conservatory. Two radiators.

Kitchen
13'3" x 8'5"
Fitted in a range of matching eye level and base units with roll edge work surfaces over. One and half bowl ceramic sink unit. Tiled flooring. Under unit lighting, double oven, electric hob, concealed extractor hood, space for plumbing for a washing machine, dishwasher, under counter fridge and separate freezer.

Conservatory
18'9" x 10'5"
of UPVC double glazed construction with French doors leading out to the rear garden. Continuation of the oak flooring. Two radiators.

First Floor

Landing
Loft access (part boarded, with light and ladder). Radiator. Double glazed window to the side aspect. Spotlights. Airing cupboard with hot water tank. The airing cupboard also contains the solar system to heat the water on full battery charge.

Bedroom One
15'9" x 11'5"
A large bedroom with ample storage space. UPVC double glazed window to front aspect. Radiator. Double built in wardrobe.

En-Suite Shower Room
6'11" x 6'11"
Refitted in a white suite comprising of a low level w/c, wash hand basin, square edged vanity shelf with white gloss cupboard and double walk in shower cubicle with electric power shower and extractor. Tiled walls, heated towel rail, UPVC double glazed frosted window to the front aspect.

Bedroom Two
11'8" x 10'11"
Double bedroom, radiator, UPVC double glazed window to the rear aspect.

Bedroom Three
11'8" x 8'7"
Double bedroom. Radiator. UPVC double glazed window to the rear aspect.

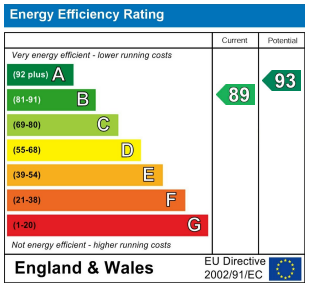
Family Bathroom
6'5" x 6'0"
Refitted modern bathroom with panelled bath and electric power shower over with screen, vanity wash hand basin, low level w/c, tiled walls, spotlights, extractor fan, heated towel rail.

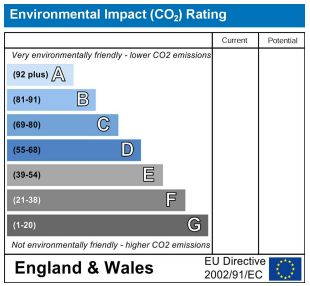
Outside

Front
A double width driveway providing ample off road parking. Water tap. Retaining perimeter wall boundary. Mature flower beds. Gated side access.

Garage
Integral garage with up and over door. Power and light supply. Solar panel controls and battery storage, along with location of the wall mounted gas boiler.

Rear Garden
Patio area with laid to lawn area in the main. Rear Pergola seating area, matue shrub borders, enclosed by panel fencing. Gated access.





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.































