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320 Grace Way, Stevenage, SG1 5AN

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Offers In Excess Of £300,000

This beautiful family home is located in the popular residential area of Grace Way, Stevenage, this attractive three bedroom end-terrace residence offers spacious and versatile accommodation, making it an excellent choice for families, first-time buyers and anyone looking for a property with plenty of potential.

The ground floor comprises; two reception rooms, kitchen/diner, workshop, and downstairs WC offering a range of possibilities to suit modern living. Whether you are looking for a comfortable lounge in which to relax, conservatory/sun room could also be used as a dining space or additional siting room, these are versatile spaces can easily be adapted to meet your individual needs.

Upstairs, the property benefits from three good sized bedrooms, providing ample space for family members, guests or those working from home. A well appointed family shower room completes the accommodation and adds to the home's practicality.

Throughout the property, the layout makes good use of the available space, creating a light and welcoming environment. The end-terrace position also provides an appealing sense of space and overall desirability of the home.

The property is conveniently situated close to a range of local amenities, schools and parks, making it well suited to those seeking a convenient and community focused lifestyle. Stevenage also offers excellent transport links, providing easy access to surrounding areas and making the property an appealing option for commuters.

With scope to personalise and improve the accommodation to your own taste, this home presents an exciting opportunity for a buyer looking to create a property that reflects their own style and requirements.

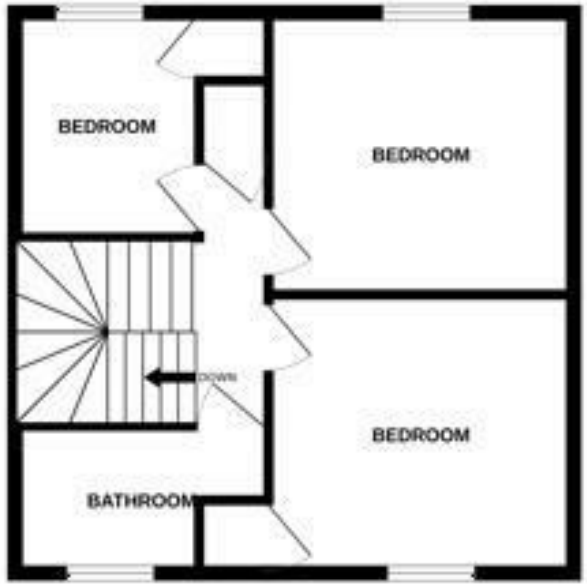
Offering generous living space, a practical layout and an excellent location, this charming home is well worth viewing. Contact us today to arrange an appointment and discover everything this property has to offer.

- Beautiful End-Terrace Family Home
- Modern Fitted Kitchen/Diner
- Shower Room and Downstairs WC
- Fully Enclosed Rear Garden
- 3 Good Sized Bedrooms
- Lounge and Conservatory/Sun Room
- Workshop with Scope to Convert (SSTP)
- Popular Location

GROUND FLOOR



1ST FLOOR



SG1 5AN

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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Entrance Hall
The Entrance hallway spacious entrance hall with stairs to first floor, under stairs cupboard, radiator, access to the rear porch.

Kitchen/Diner
14'48 x 11'30 into doorway
The kitchen/diner is a great size with double glazed windows to the front and side aspect and ample space for dining furniture. The kitchen area comprises; matching wall and base units, with roll-edge worktop above, tiled splashback, stainless steel sink and drainer unit, space for an under counter fridge/freezer, space for a washing machine and space for a gas cooker. There is a large larger cupboard and a radiator.

Lounge
14'76 x 11'32 into recesses
The lounge is a warm and inviting space with access to the conservatory/sun room through a double glazing sliding door. Electric fire to the chimney and recess to both sides of the chimney breast. Radiator.

Conservatory/Sun Room
11'11 x 6'68
This conservatory/sun room is a great bonus to the property giving more family space and lots of added light with double glazed windows to the side and rear and double glazed patio doors onto the rear garden area.

Downstairs WC
The downstairs WC has an obscured glazed window to the side aspect and comprises; a low level flush WC, wash hand basin with pedestal with tiled flooring

Landing
The landing provided access to all bedrooms and the shower room, and has an airing cupboard and access to the loft.

Bedroom One
11'47 x 10'67
The master bedroom is an excellent sized double room with a double glazed window to the rear aspect, and a radiator.

Bedroom Two
11'49 x 9'74
The second bedroom is an excellent sized double bedroom with a double glazed window to the front aspect, with fitted wardrobes and a large cupboard for additional storage. Radiator.

Bedroom Three
8'52 x 6'92
The third bedroom is an excellent sized room with a double glazed window to the rear aspect, a large cupboard housed the Ideal boiler and a radiator.

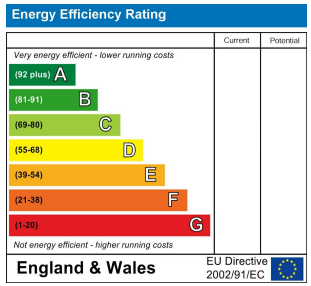
Shower Room
The shower room has a double glazed obscured window to the front aspect and comprises; a double shower with mains shower, low level flush WC, wash hand basin built in. Radiator.

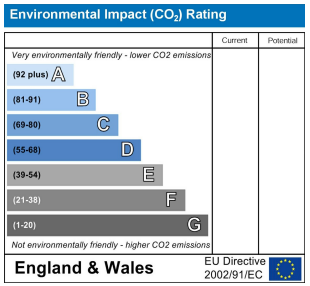
Rear Porch
The rear porch is accessed via a double glazed door to the side providing access into the porch area where there is access to a storage cupboard, the older coal bunker and access to the workshop and the entrance hallway to the rear.

Workshop
8'3 x 6'79
The workshop has a double glazed window to the rear aspect and the gas and electric metre are housed here. This is a wonderful space with so much scope to be converted to an additional family room/ play room, (STPP)

Garden
Front Garden is mainly laid to patio, boarder and enclosed via hedgerow with an iron gate to the front from the communal path. There is a outside tap and a beautiful holly tree ready for Christmas wreath making.

Rear Garden is mainly laid to lawn with a pathway from the rear access gate to the porch area. The garden in fully enclosed via a fence to all sides and is boarder by shrubs and bushes. There is are patio doors into the conservatory/sun room and a stable door style to the old coal bunker. There is a patio area, new shed and outside tap.





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.


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