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49 Ellis Avenue, Stevenage, SG1 3SL

£365,000

Welcome to this stunning and thoughtfully refurbished three bedroom family home situated on the highly sought-after Ellis Avenue, offering easy access to Stevenage Old Town and prestigious schools, including Thomas Alleyne Academy. This property has been meticulously maintained, with the kitchen and bathroom refurbished circa 2021 and the lounge recently repainted, creating a fresh and contemporary feel throughout. A unique storage alcove cleverly tucked beneath the staircase adds character and practical functionality. The rear garden is a true feature, boasting a stunning koi pond (koi not included), a raised decked patio ideal for entertaining, and a paved pathway leading down the lawn to a large shed and a powered home office. Side access to the front garden enhances practicality, making this an ideal space for family living and entertaining alike. This home combines modern comfort, clever design, and an enviable location, making it a rare opportunity for buyers seeking a stylish and versatile family home in a prime area of Stevenage.

- Cosy decent size lounge with real working fireplace
- Tasteful bathroom refurbished circa 2021
- Double glazing throughout
- Short walking distance to Stevenage Railway Station and Thomas Alleyne Academy
- Desirable Old Town Location
- Three decent sized bedrooms
- Modern fitted kitchen with space for American-style fridge-freezer
- Generous rear garden complete with pond and two large sheds, one of which houses a home office

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## Ground Floor

### Lounge

12'8 x 13'5 max

Real working fireplace. UPVC double glazed windows to front aspect. Bespoke fitted storage units framing the fireplace, creating a cosy focal point. Recently repainted. Radiator. Bi-fold door to kitchen.

### Kitchen

9'1 x 10'3

Refurbished circa 2021. Wall and base units with marbled countertop over. Integrated dishwasher. Two UPVC double glazed windows to rear aspect. Spotlights. Radiator. Space to accommodate for an American-style fridge-freezer.

### Bathroom

5'7 x 5'6

Refurbished circa 2021. Electric shower. Vanity unit with integrated basin. Heated towel rail. Spotlights. Frosted UPVC double glazed window to side aspect.

### Separate WC: Opposite

2'7 x 4'6 max

Low flush WC. Cloakroom hand wash basin. Frosted UPVC double glazed window to side aspect. Spotlights.

## First Floor

### Master Bedroom

10'01 x 14'01 max

Sliding mirrored wardrobes housing wall-mounted television and hanging clothes rails. UPVC double glazed window to front aspect. Radiator. Stair bulkhead housing staircase below.

### Bedroom Two

12'1 x 9'1 max

Radiator. UPVC double glazed window to rear aspect.

### Bedroom Three

7'2 x 9'1

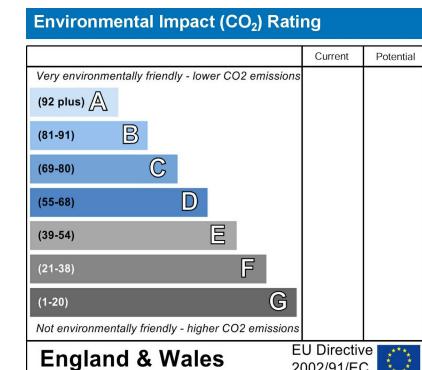
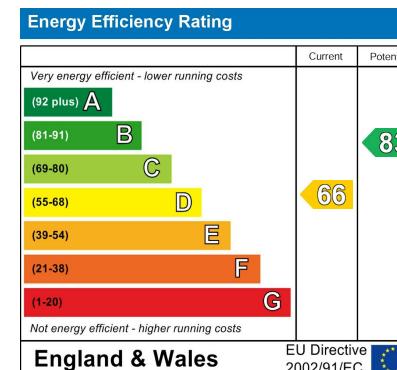
Radiator. UPVC double glazed window to rear aspect.

### Front Garden

Low maintenance shingle garden. Gated access and further gated access to the rear garden.

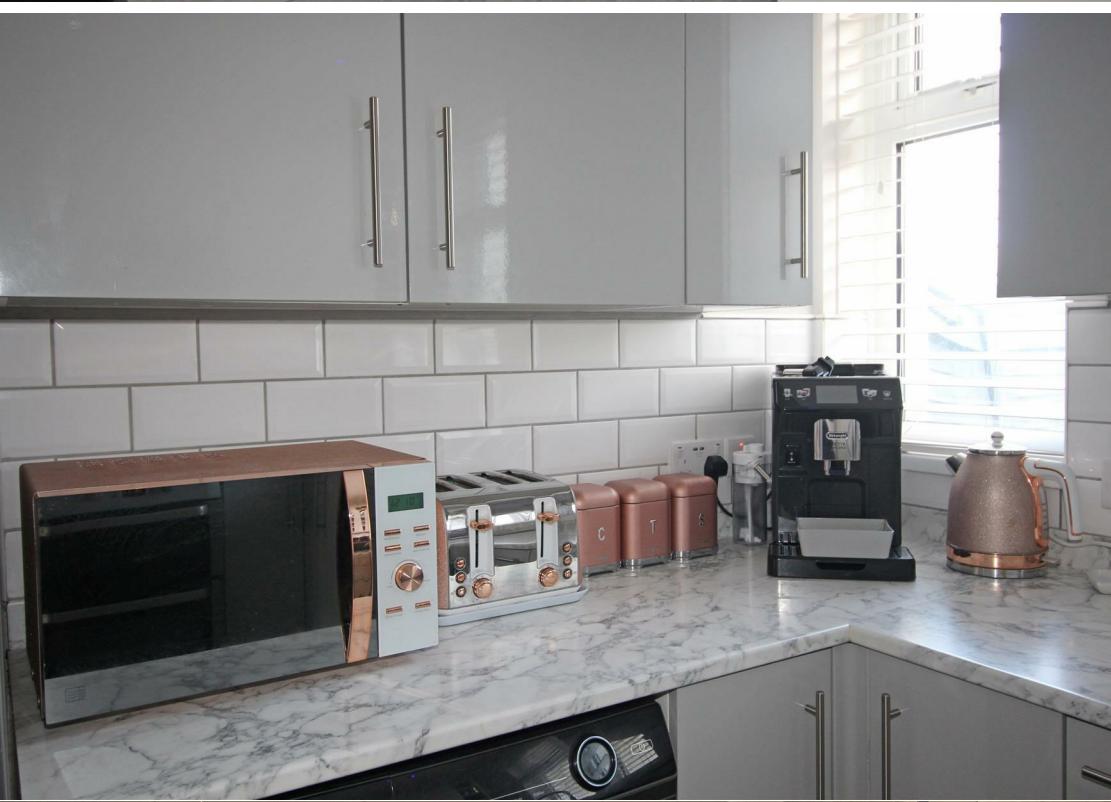
### Rear Garden

Raised decked patio with pond. Paved path over the lawn leading to large shed and home office to the rear.



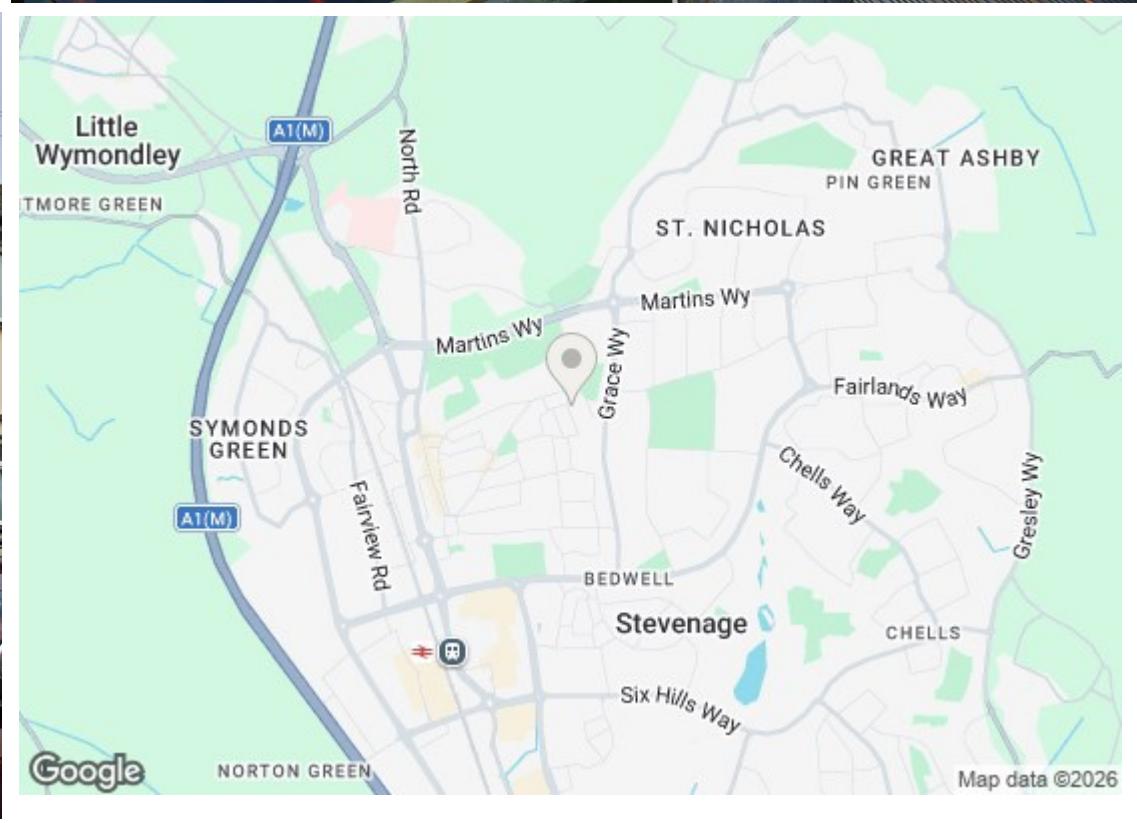
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GROUND FLOOR



1ST FLOOR



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