



# Kennedy & Co.

33 Wetherby Close, Stevenage

SG1 5RX

EPC: TBA

£325,000

- Immaculately Presented Modern Home
- Two Double Bedrooms
- Spacious 14ft Lounge
- Modern Fitted Kitchen/Diner
- Parking For 2 Cars
- Re-Fitted Modern Shower Room
- uPVC Double Glazing Throughout
- Gas To Radiator Central Heating
- Generous Enclosed Rear Garden



**An excellent opportunity to purchase this superb immaculately presented two double bedroom modern home, which is offered in excellent condition throughout, boasting a 14ft lounge and re-fitted modern shower room, nestled to the end of a quiet cul-de-sac location within Stevenage.**

**This fine home briefly boasts an entrance hall, modern fitted kitchen/diner, generous 14ft sitting room, two double bedrooms, and re-fitted modern shower room. Other benefits include uPVC double glazing throughout and gas to radiator central heating.**

**Externally the property offers a small front garden with private allocated off road parking for 2 cars, and a fully enclosed generous well maintained rear garden.**



**This ideal first time or investment buy must be viewed early to avoid disappointment.**

### **PARTICULARS**

Composite obscure double glazed entrance door to:

#### **ENTRANCE HALL**

Single panel radiator, stairs rising to first floor, tiled flooring, door to:

#### **LOUNGE**

14' 8" x 9' 9" (4.47m x 2.97m) uPVC double glazed window to front elevation with fitted blind, single panel radiator, feature electric fireplace with marble hearth and wooden surround, built in under stairs storage cupboard, coving to ceiling, door to:



#### **KITCHEN/DINER**

12' 9" x 7' 8" (3.89m x 2.34m) uPVC double glazed window to rear elevation and uPVC double glazed door to rear elevation, single panel radiator, modern fitted kitchen comprising stainless steel sink and drainer units with mixer tap over, rolled top work surfaces, range of base units incorporating space and plumbing for washing machine, built in stainless steel oven with built in four burner electric hob over, built in fridge/freezer with matching doors, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, ideal space for table and chairs, tiled flooring, wall mounted gas boiler.

## FIRST FLOOR

### LANDING

Access to loft space, communicating doors to:

### MASTER BEDROOM

12' 9" x 9' 2" (3.89m x 2.79m) Two uPVC double glazed windows to front elevation, double panel radiator, built in mirrored floor to ceiling sliding wardrobes, built in airing cupboard housing hot water cylinder, coving to ceiling.

### BEDROOM TWO

11' 4" x 6' 8" (3.45m x 2.03m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling.

## SHOWER ROOM

uPVC obscure double glazed window to rear elevation, wall mounted heated towel rail, re-fitted modern three piece white suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard units, large fully tiled shower cubicle with fitted rain shower over, tiled to all splash areas, tiled flooring, extractor fan, sunken spotlighting.

## EXTERNALLY

### FRONT

Mainly laid to shingle with paved pathway to entrance door.

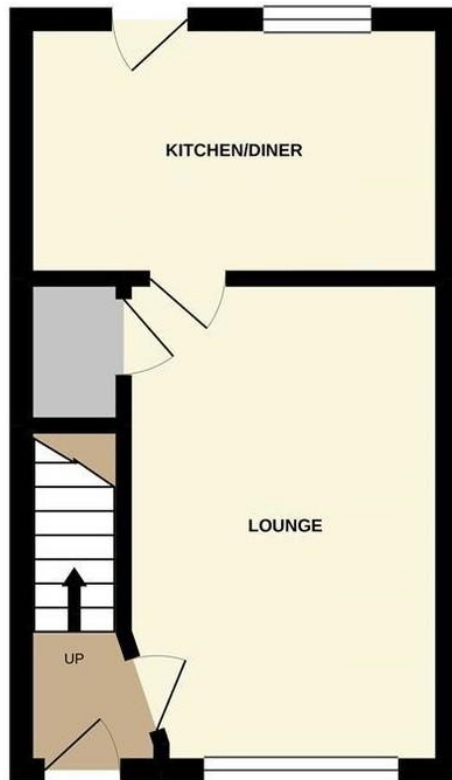
Private allocated off road parking for two vehicles.

## REAR GARDEN

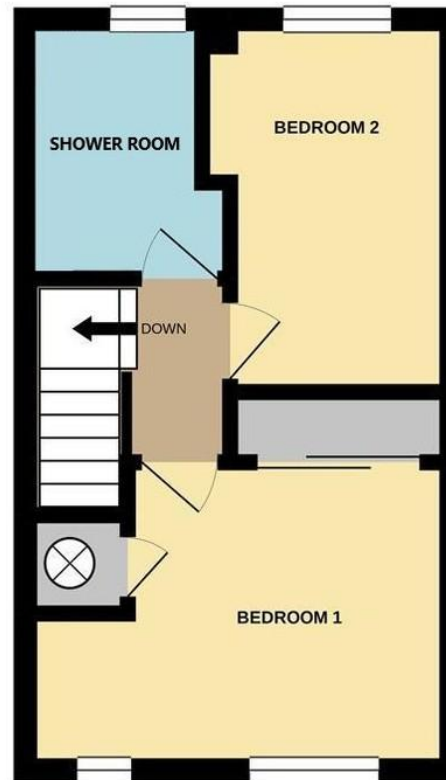
Fully enclosed generous rear garden, initial paved patio area with outside power points, outside tap and outside lighting, mainly laid to lawn with established shrub border, paved pathway leading to rear access gate.



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.

**COUNCIL TAX BAND**

Tax band C

**TENURE**

Freehold

**LOCAL AUTHORITY**

Stevenage Borough Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements