



Sparrow Drive, Stevenage, SG2 9FB

£575,000



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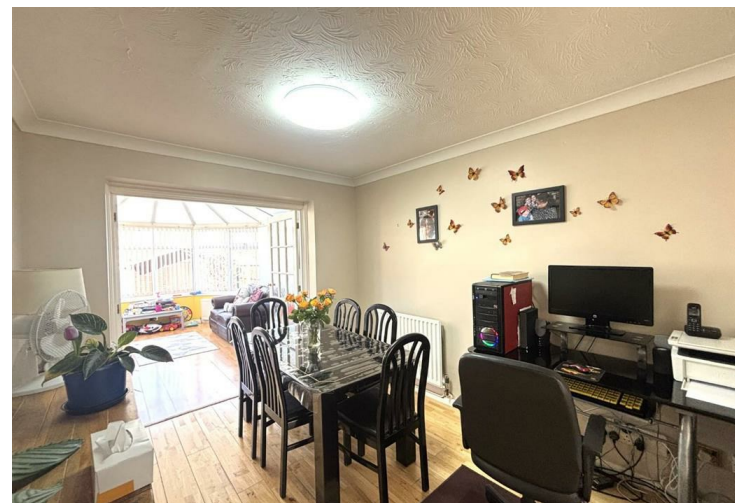
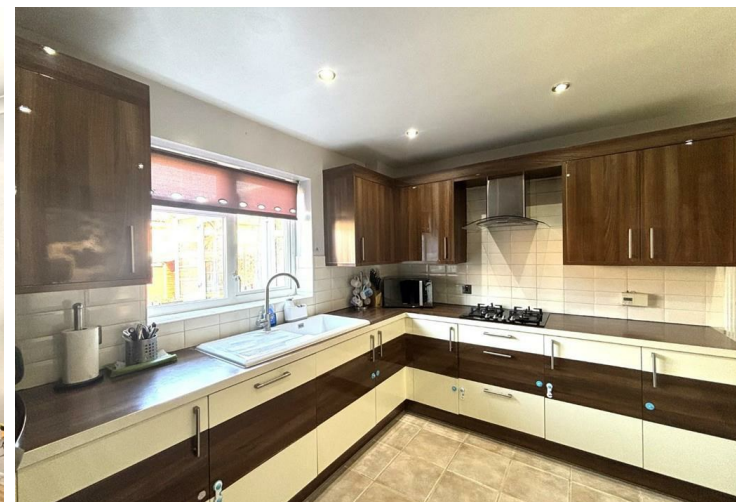
GUIDE PRICE £575,000 - £600,000

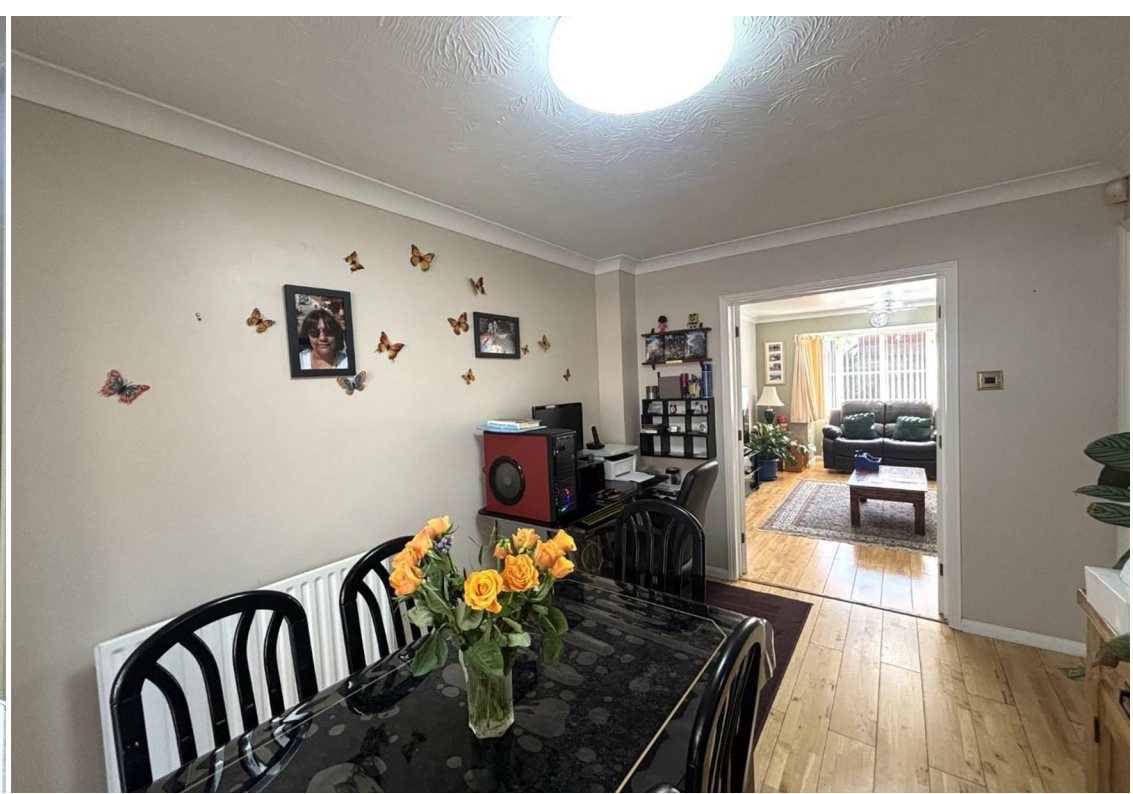
Nestled in the sought-after area of Sparrow Drive, Stevenage, this impressive four/five bedroom detached home offers a perfect blend of comfort and convenience. With four spacious reception rooms, including a welcoming living room, a formal dining area, and a delightful conservatory and a converted garage providing a further reception room or fifth bedroom with ensuite, this property is ideal for both entertaining guests and enjoying family time.

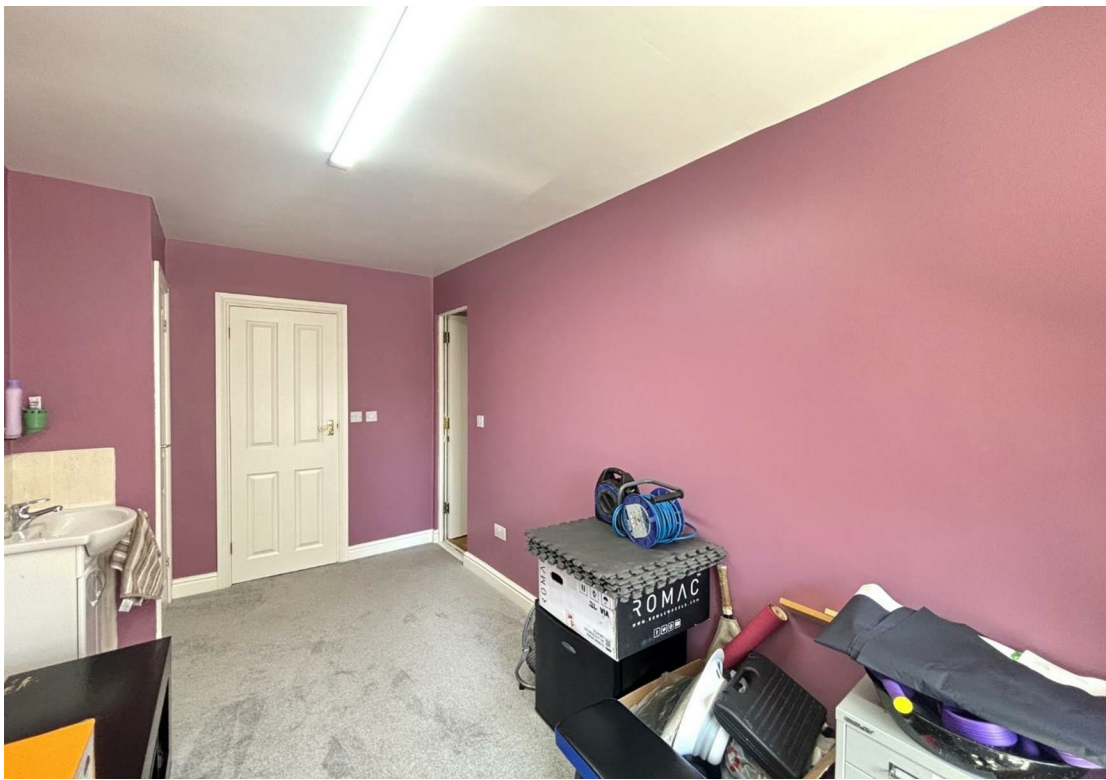
The home boasts four well-appointed bedrooms on the first floor, one of which features their own ensuite bathroom, providing a touch of privacy. Additionally, there is a family bathroom on the first floor, ensuring ample facilities for all residents. The layout is thoughtfully designed to accommodate modern living, making it a perfect choice for families.

Parking is a breeze with space available for up to three vehicles, a valuable asset in this popular location. Residents will appreciate the proximity to local shops, all within a pleasant walking distance, making daily errands convenient and hassle-free.

This detached house is not just a home; it is a lifestyle choice, offering both space and accessibility in a vibrant community. Whether you are looking for a family residence or a place to entertain, this property is sure to meet your needs and exceed your expectations. Do not miss the opportunity to make this wonderful house your new home.







Entrance Hall:
Leading into the Kitchen area and the Living Room.

Dining Room:
11'46" x 9'
Two sets of double doors either side to lead into the Conservatory or into the Living Room.

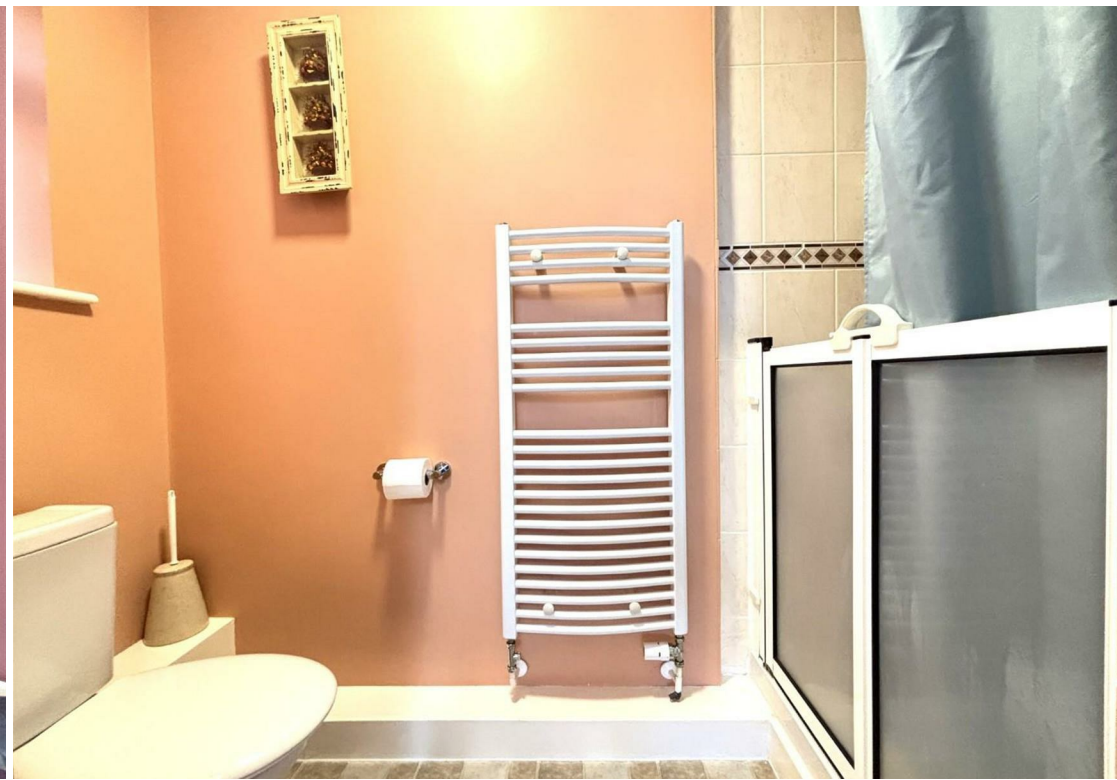
Living Room:
14'33" x 11'87"
Accessible via the entrance hall or through the dining room, a large living room area featuring a double glazed UPVC bay window to the front of the property.

Kitchen:
11'42" x 11'27"
Spacious kitchen area with a range of contemporary base and wall units, mixer tap, gas cooker with extractor. Double glazed UPVC window facing the rear garden. Door leading to the dining room, and other to the utility and access to the rear garden.

Utility Room:
7'92" x 5'47"
Base units with mixer tap and sink, door leading to the rear garden.

Reception Room/Bedroom Five:
16'34" x 7'54"
Converted from a garage and transformed into a Bedroom/Reception with an en suite shower room with a mixer tap, low level wc and walk in shower. Double glazed UPVC window to the front of the property and door leading into the entrance hall.

Conservatory:
14'16" x 10'76"
Full double glazed UPVC windows, double doors leading to the rear garden patio.



Bedroom One:
12'42" x 10'36"
Double glazed UPVC window facing the front of the property, Built in wardrobe space with sliding doors.

En Suite:
9' x 5'5"
En suite shower room with basin unit and mixer tap, low level WC and walk in shower. Double glazed UPVC window.

Bedroom Two:
9'9" x 9'
Double glazed UPVC window facing the rear garden, built in wardrobe.

Bedroom Three:
10'46" x 8'15"
Double glazed UPVC window facing the rear garden, walk in storage space.

Bedroom Four:
8'34" x 8'15"
Double glazed UPVC window facing the front of the property, walk in storage space.

Bathroom:
7' x 6'47"
Featuring a mixer tap and low level WC with a Bath, Double glazed UPVC window.

Garden:
Patio area attached to the rear of the property, laid grass and large shed in rear corner, pedestrian gated side access.

Driveway:
Off street parking for three cars

Ground Floor

Approx. 76.2 sq. metres (820.3 sq. feet)



First Floor

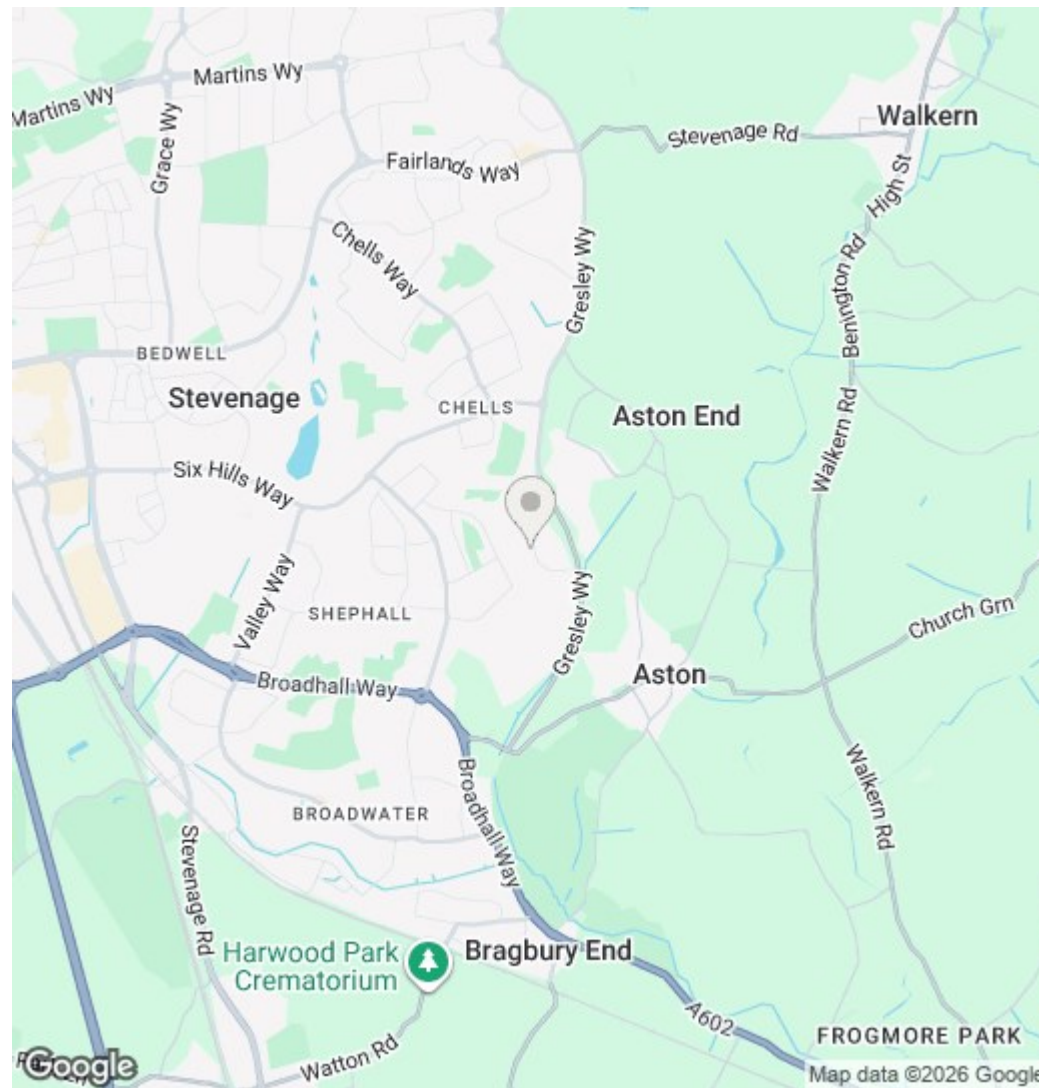
Approx. 59.6 sq. metres (642.0 sq. feet)



Total area: approx. 135.9 sq. metres (1462.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	71 → 78

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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