



Orwell Avenue, Stevenage, SG1 3XT

**£550,000**



4



2



3



**Orwell Avenue, Stevenage**

Welcome to this impressive modern detached home on Orwell Avenue, ideally positioned in one of Stevenage’s most desirable residential areas. Offering four generously sized bedrooms and three versatile reception rooms, this property provides exceptional space for both family life and entertaining.

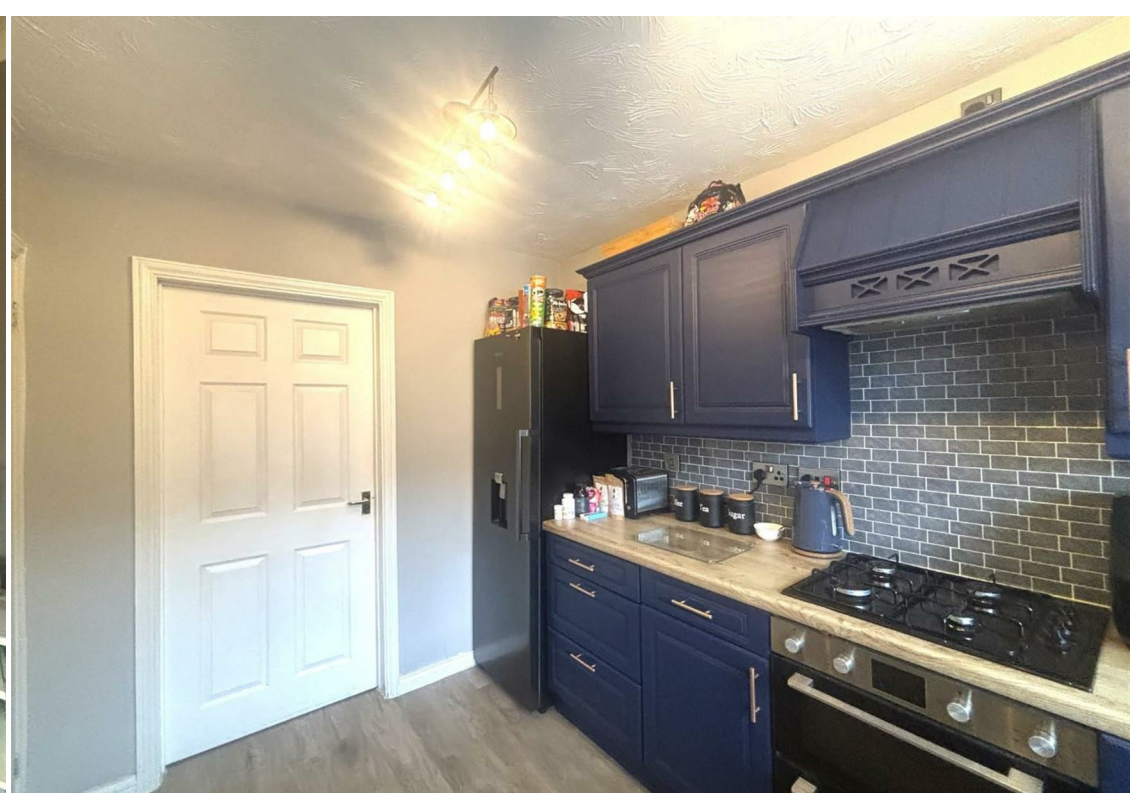
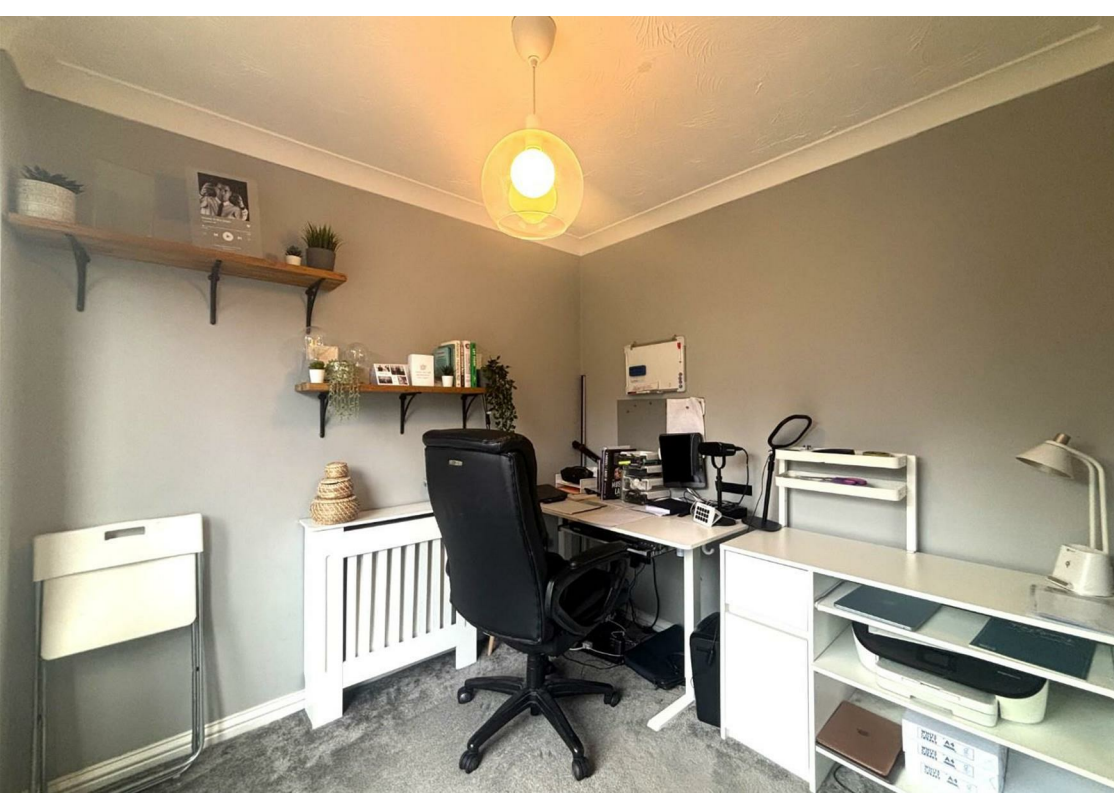
At the heart of the home is a stylish fitted kitchen, thoughtfully designed for contemporary living and perfect for both everyday use and hosting. The accommodation is further enhanced by an en-suite to the principal bedroom alongside a well-appointed family bathroom, ensuring comfort and practicality for all.

A standout feature is the converted garage, now a valuable additional reception room that can easily serve as a playroom, home office, snug or guest room, offering superb flexibility to suit modern lifestyles.

Outside, the driveway provides off-road parking for up to three vehicles, while the chain-free status allows for a smooth and straightforward purchase.











**Entrance Hall:**

Stairs to first floor, radiator and doors to:

**Kitchen:**

11'3 x 7'6

Fitted with a contemporary range of base and wall units with contrasting roll edge worksurface incorporating single bowl sink with mixer tap and drainer, four ring gas hob with extractor fan over, built in ovens, appliance space for fridge/freezer, radiator, UPVC double glazed window to front and door to:

**Utility Room:**

7'6 x 3'7

Low level units incorporating single bowl stainless steel sink with mixer tap and drainer, appliance space for washing machine and dishwasher, door opening to garden and wall mounted gas boiler.

**Living Room:**

14'4 x 11'2

UPVC double glazed window to rear, fireplace, radiator and opening to:

**Dining Room:**

11'2 x 7'6

Sliding doors opening to rear garden and radiator.

**Reception Room:**

15'2 x 7'7

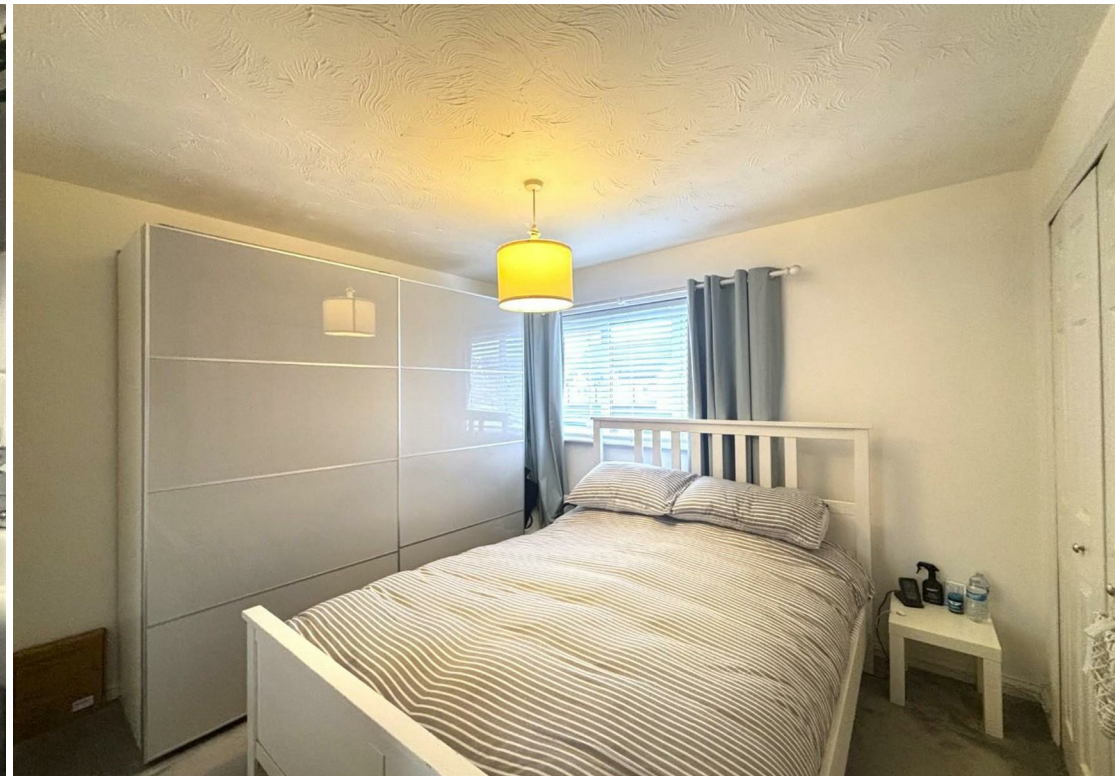
Versatile room that could be used as a snug, study or fifth bedroom. Currently has UPVC double glazed window to front and radiator.

**WC:**

Low level WC, wash hand basin with mixer tap, radiator.

**First Floor Landing:**

Radiator, loft access and doors to:



**Bedroom One:**

12'5 x 11'3

UPVC double glazed window to front, radiator, cupboard and door to:

**Ensuite:**

Low level WC, wash hand basin with mixer tap, double walk in shower, tiled to half height, opaque UPVC double glazed window to side.

**Bedroom Two:**

13'4 x 7'9

UPVC double glazed window to front, cupboard and radiator.

**Bedroom Three:**

11'1 x 7'9

UPVC double glazed window to rear and radiator.

**Bedroom Four:**

8'7 x 7'

UPVC double glazed window to rear and radiator.

**Bathroom:**

12' x 8'

Low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap, walk in shower, opaque UPVC double glazed window to rear, radiator and cupboard.

**Garden:**

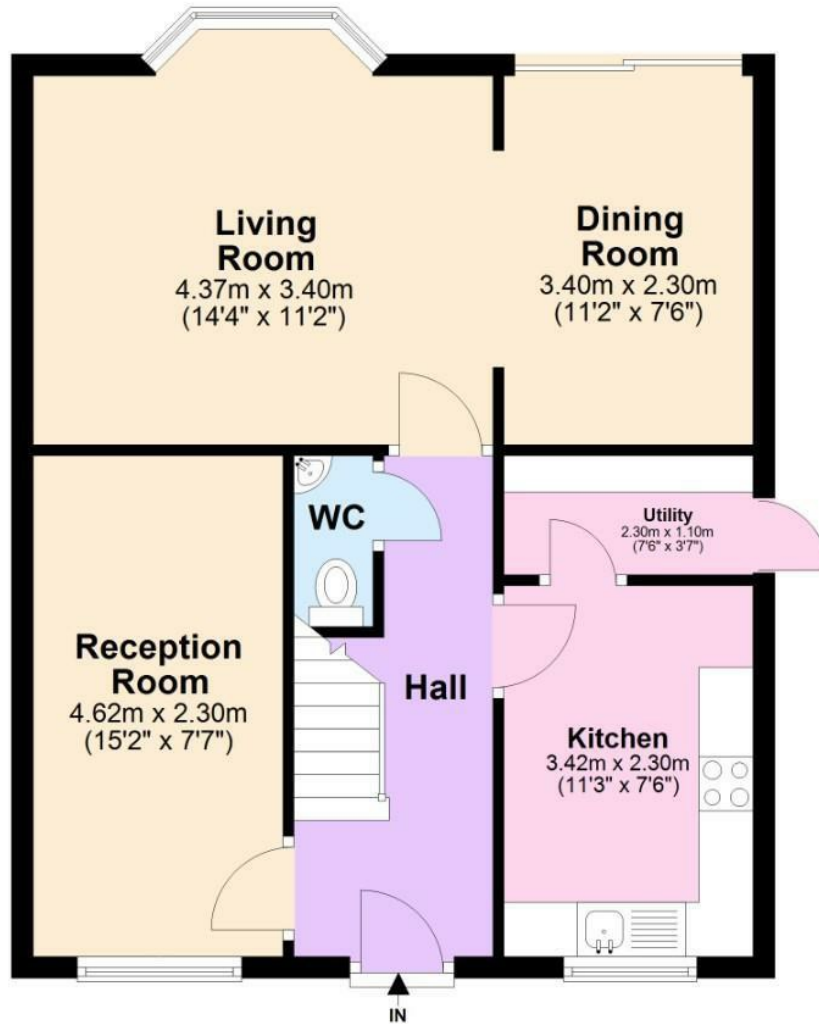
West facing garden with timber decking and gate leading to lawn, enclosed by panel fencing, shed, pedestrian gated side access, outside light.

**Driveway:**

Providing off street parking for three cars.

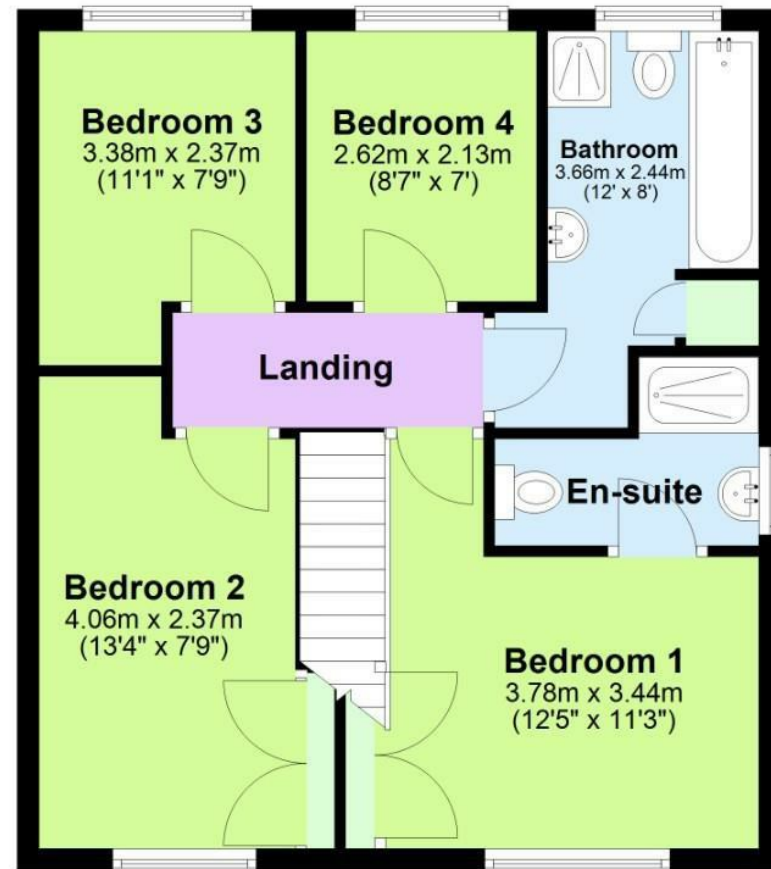
## Ground Floor

Approx. 54.6 sq. metres (587.9 sq. feet)



## First Floor

Approx. 48.6 sq. metres (523.1 sq. feet)



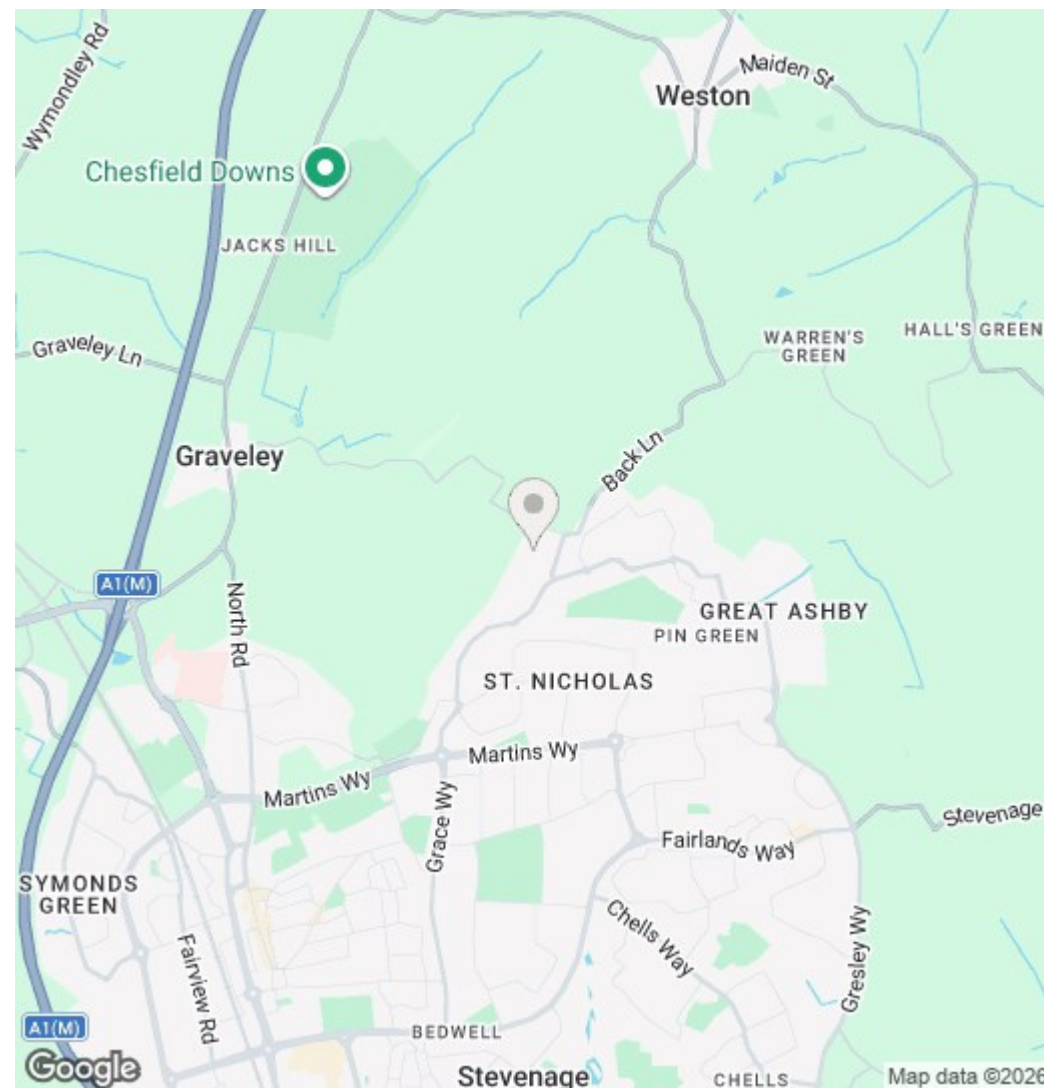
Total area: approx. 103.2 sq. metres (1111.0 sq. feet)

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	81

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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