



37 Barham Road, Stevenage

£535,000

A Spacious Four Bedroom Detached Executive Home, Situated On A Sought After Modern Development, Located On The Edge Of The Chells & The Popular Collenswood Estate. Internally The Property Many Great Features, And Includes A Large Lounge, Conservatory, Dining Room, Beautifully Fitted Kitchen & Matching Utility Room, Downstairs Cloakroom, Family Bathroom And En-Suite, As Well As A Double Garage Which Has Been Partially Converted To A One Bedroom Annex.



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Entrance Porch

Hardwood door with four panel crescent window light, a double glazed lead light window, wood effect laminate flooring, single panel radiator, access to roof space over porch, panel glazed door through to the hall way.

Downstairs cloakroom

An Opaque double glazed lead light window to the side aspect, single panel radiator, a close coupled WC, Hand wash Basin, wood effect laminate flooring and a wall mounted alarm panel.

Hallway

A very welcoming hall with wood effect laminate flooring, single panel radiator, Oak spindles and Handrail, under stairs recess storage area, coving to the ceiling and doors to all ground floor accommodation

Dining room 11'2"x 10' (3.40m 3.05m)

A generously sized dining room, benefitting from a double glazed lead light window over looking the rear garden, single panel radiator and coving to the ceiling.

Lounge 18'6"x 11'8" (5.64m 3.56m)

A large lounge area with dual aspects, with a double glazed lead light box bay window to the front aspect and sliding patio doors to the rear, wood effect laminate flooring, a feature fire place with living flame Gas fire, wooden mantle and marble hearth, a selection of wall lighting, dado rail, double panel radiator and coving to the ceiling, access to :-

Sun room 11'3"x12'2" (3.43m)

(Measurements taken at the widest points) with Double glazed windows to all sides plus double glazed French patio doors opening onto the rear garden, a dwarf wall and window sill, a natural stone effect ceramic tiled flooring, wall lighting and a double panelled radiator.

Kitchen 12'11"x 8'8" (3.94m 2.64m)

This spacious kitchen space has been re-fitted with an excellent range of Shaker style units offering a variety wall, base and pull out larder units, butcher block style work tops with a one and half bowl ceramic white sink and drainer with heritage style mixer taps over, an induction hob with stainless steel chimney effect cooker hood, a double glazed lead light window to the rear aspect, ceramic tiled splash backs, stone effect tiled flooring, inset lighting, an eye level integrated electric oven, space for a dish washer and coving to the ceiling.

Utility room 7'11"x 5' (2.41m 1.52m)

Fitted with shaker style units which match those in the kitchen area, butcher block wooden work top with an inset circular stainless steel sink and work top mounted vintage mixer taps over, spaces for several appliances, double galzed lead light window and door to the side aspect, a storage cupboard housing a wall mounted gas boiler, ceramic tiled splash backs and stone effect tiled flooring.

Stairs leading to the first floor landing

A spacious landing area with a double glazed lead light window to the front aspect, access to the loft space, a built in storage cupboard housing hot water cylinder, single panel radiator and coving to the ceiling.

Master bedroom

A very generous double bedroom with a double glazed lead light window to the rear aspect, single panel radiator, coving to the ceiling and a door leading to:-

En-Suite

Which comprises of a fully enclosed corner shower unit with wall mounted shower, a close coupled

WC with a chrome push button flush, and hand wash basin and pedestal with chrome mixer tap, a chrome heated towel rail, inset lighting, half tiled walls finished with a decorative tiled border and vinyl flooring.

Bedroom 2: 12'1"x 11'8" (3.68m 3.56m)

The second double bedroom with a double glazed lead light window to the rear aspect, single panel radiator, built in wardrobes with Oak doors, and coving to the ceiling.

Bedroom 3: 8'9"x 7'5" (2.67m 2.26m)

With a double glazed lead light window to the rear aspect, wood effect laminate flooring, single panel radiator, coving to the ceiling and dado rail.

Bedroom 4: 6'10"x 6'8" (2.08m 2.03m)

With a double glazed lead light window to the front aspect, single panel radiator, wood effect laminate flooring and coving to the ceiling.

Bathroom

fitted with a modern three piece white bathroom suite, which comprises of a panel surround bath with mixer tap and shower attachment, a close coupled WC with chrome push button flush, a hand wash basin and pedestal with chrome mixer tap, heated towel, wood effect vinyl flooring, ceramic tiling to the lower walls with decorative border, an opaque double glazed lead light window

Rear garden

A very private rear garden, which is mainly laid to lawn with surrounding mature borders and small trees, block paved patio and side path, gated side access, a timber summer house with insulation, external lighting and tap, and a large timber lean-to shed situated on the side access.

Double garage / Annex

Currently the double garage has been partially converted and now is being utilised as a self contained one bedroom Annex(containing a lounge bedroom and shower room and small fitted kitchen, whilst still benefitting from a single garage with a roller door and window.

Off street parking

A block paved drive way for at least two cars









Ground Floor



First Floor



