



Whitney Drive, Stevenage

AGENT HYBRID









Occupying a distinguished corner position at the entrance to a private road within one of Old Town's most desirable cul-de-sacs, this beautifully appointed four-bedroom detached residence offers an exceptional blend of space, elegance, and lifestyle convenience, just moments from the Historic Old Town High Street and Lister Hospital.

Set within immaculately landscaped wrap-around gardens, the home enjoys a seamless connection between indoor and outdoor living. A striking aluminium-framed glazed pergola, accessed directly from the lounge, provides a refined setting for year-round entertaining and relaxation.

The interior is introduced by a vaulted reception hall with a part-galleried landing, immediately conveying a sense of scale and quality. Living accommodation is both generous and versatile, including a well-proportioned lounge, dining room, modern kitchen/breakfast room, utility room, study/library, and a thoughtfully converted home office, ideal for modern working requirements.

The first floor hosts four well-appointed bedrooms, including a master bedroom with an en-suite shower room, complemented by an elegant four-piece family bathroom finished to a high standard.

Practical features include block-paved driveway parking for three to four vehicles, gas central heating, and double glazing. A home of genuine distinction in a prime Old Town setting, offering refined family living in a location of enduring appeal.

### **DIMENSIONS**

Entrance Hallway 15'4 x 9'6 (max to max)

Downstairs WC 7'7 x 2'8

Lounge 17'11 x 12'7

Dining Room 9'9 x 9'0

Kitchen 10'5 x 9'10

Utility 9'10 x 5'10

Study 11'0 x 7'7

Office/Reception 17'4 x 8'4

Bedroom 1: 13'10 x 10'0

En-Suite 6'7 x 2'8

Bedroom 2: 14'3 x 8'4

Bedroom 3: 11'4 x 7'10 (inc robes)

Bedroom 4: 10'10 x 6'2

Family Bathroom 10'1 x 9'2





- PRESTIGIOUS OLD TOWN CUL-DE-SAC LOCATION
- FOUR-BEDROOM DETACHED FAMILY HOME
- COMMANDING CORNER PLOT AT ENTRANCE TO PRIVATE ROAD
- IMMACULATELY MAINTAINED WRAP-AROUND GARDENS
- ALUMINIUM-FRAMED GLAZED PERGOLA FOR YEAR-ROUND USE
- IMPRESSIVE VAULTED RECEPTION HALL WITH GALLERIED LANDING
- VERSATILE LIVING SPACE INCLUDING STUDY AND HOME OFFICE
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- LUXURIOUS FOUR-PIECE FAMILY BATHROOM
- TRIPLE-WIDTH BLOCK-PAVED DRIVEWAY FOR 3-4 VEHICLES



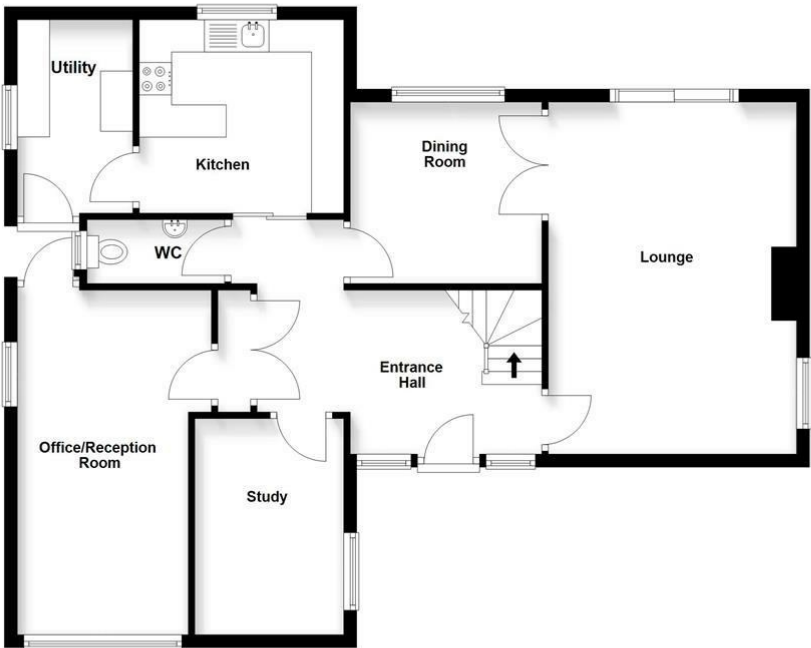






Ground Floor

Approx. 85.1 sq. metres (915.6 sq. feet)



First Floor

Approx. 61.8 sq. metres (665.2 sq. feet)



Total area: approx. 146.9 sq. metres (1580.8 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans and included, they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	