



Gorleston Close, Stevenage

CHANDLERS

3 Gorleston Close

Stevenage, SG1 2JS
Guide Price £600,000



4 Bedrooms



1 Bathrooms



2 Reception Rooms



EPC Rating Band C

A beautifully presented three / four bedroom semi - detached property situated on the outskirts of Stevenage in the desirable Fishers Green area yet still within easy access of all facilities including John Henry Newman secondary School which is an approximate 10 minute walk . Set back from the road the property has parking for four cars as well as an external EV charger. The property has been transformed by the current owners with the amazing open plan kitchen / dining / family room providing the centre piece of the home and a wonderful space for modern family living and entertaining.

Entering via a hallway which leads to a cloakroom as well as stairs to the first floor. The hall leads to the Kitchen / dining / family room which is finished to an exceptional standard with highlights including a large island unit with Cambia quartz worktop, extensive wall and floor mounted units, double siemens oven and instant filtered hot water tap. The area is tiled with contrasting oversized tiles and provides flexible space. There is a Contura log burner and triple glazed, bi folding doors which marry this remarkable space with the outside area perfectly.

Continuing downstairs is a sitting room which can be opened up into the kitchen via double French doors. Their is also a very useful boot room which has it own entrance and also provides access to an additional reception room which could be used as a fourth bedroom, study or play room. Upstairs are three tastefully decorated bedrooms and a family bathroom with corner bath and separate shower. To the rear is a generous sized garden with tiled patio area laid to lawn, storage shed and timber bar.
(EPC C - Stevenage Borough Council - Tax Band D)



- Beautiful Three / Four Bedroom family home
 - Feature open plan kitchen / dining / family room
 - Finished to exceptional standard including island unit and Bi-Folding doors.
 - Sitting room with French doors to kitchen
 - Boot room with separate entrance
 - Study / Bedroom four
 - Four piece family bathroom
 - Parking and external EV charger
 - Generous enclosed rear garden with patio and timber bar
 - Desirably located on outskirts of town
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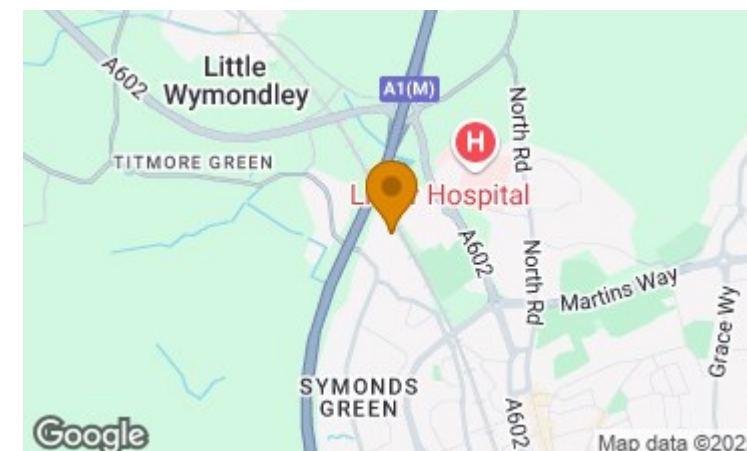






Additional/Material Information

- Local Authority is
- Council tax Band D
- Tenure – Freehold
- Mains Gas, Water, Electricity



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 75 | 82 |
| (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 | |

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