



3 Gorleston Close SG1 2JS
Offers Over £575,000



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Driveway with EV Charger for Multiple Vehicles | Extended | Good Sized Rear Garden | Gym/Boot Room | Four Piece Bathroom Suite | WC | Immaculately Presented

Presented to an exceptional standard is a spacious three/four bedroom semi-detached home in the desired Fishers Green area of Stevenage, a 1.7 mile walk from the Mainline Train Station with countryside walks on the doorstep.

Having been a family home for circa 10 years the current owners have significantly modernised and extended the property throughout with both the internal and external spaces finished to a high standard.

To the ground floor an entrance hallway offers a WC, storage cupboard and utility space which leads to an impressive open plan living area fitted with a true handleless kitchen, double Siemens oven, Quooker instant filtered hot water tap, a stunning feature Cambria quartz topped Island with quadruple skylight windows, triple glazed bi-fold doors, and Contura 7.5kw log burner. From the open plan living room double french doors lead to a cosy but spacious living room with fitted blinds, adjacent is a converted garage used as a gym/boot room with double french doors to the driveway and the fourth bedroom/reception room with french doors to the rear.

On the first floor the master bedroom has fitted storage, there is a second double bedroom and third double sized bedroom currently with fitted wardrobes. The main four piece bathroom is fully tiled with corner bath and Matki walk in shower.

To the front of the property there is a handy storage cupboard under the porch fitted with LED downlighters, electric car charger, a driveway for 4 vehicles and outdoor tap. To the rear a private, low maintenance landscaped garden creates the perfect social environment accessed via the bi-fold doors with wooden built bar and decking, patio seating area, storage sheds and mood lighting.





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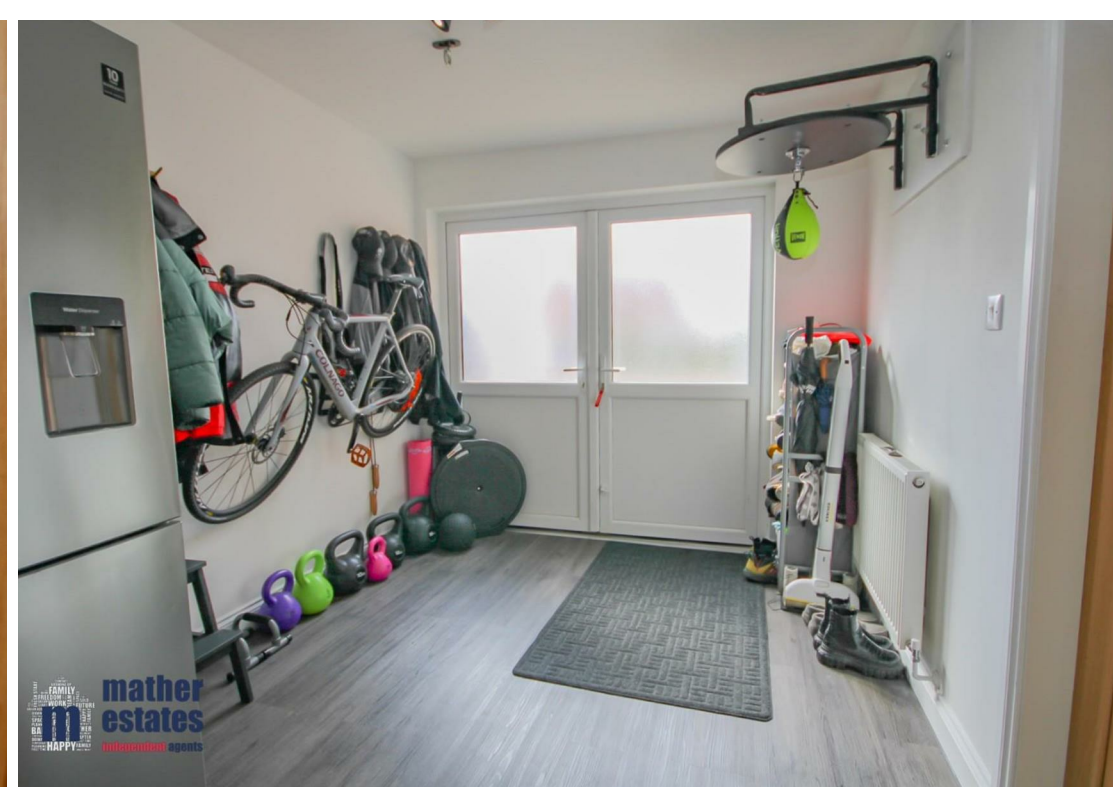
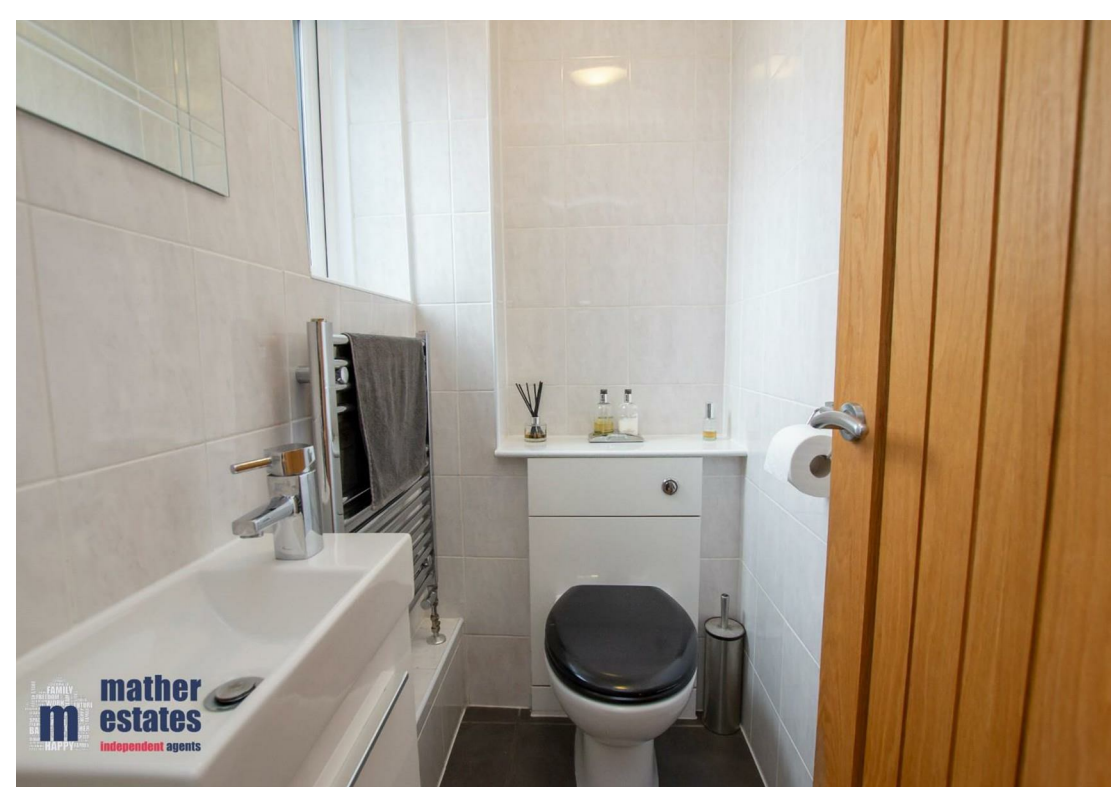
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Front
Driveway Parking for four vehicles, porch with storage cupboard housing gas meter, wooden fencing, slate beds, outdoor tap, electric car charger, double french doors to gym/boot room, entrance via solidor composite front door with double glazed side panel.

Entrance Hall
12'8" x 4'2"
Entrance via solidor composite front door with double glazed side panel, radiator, vinyl plank flooring, oak doors to WC and open plan living room, storage cupboard housing electric fuse box, under stair storage cupboard with plumbing, stairs to first floor, LED stair lights.

WC
3'2" x 5'2"
Double glazed window to front aspect, fully tiled walls and flooring, wash hand basin with vanity, dual flush WC, towel radiator.

Open Plan Living
29'4" x 19'5"
Triple glazed bi-fold doors to rear aspect, four double glazed skylights, polished concrete effect porcelain tiles, true handleless wall and base kitchen units, stainless steel sink with Quooker instant hot water tap with cold filtered water, space for dishwasher and undercounter fridge, Cambria quartz topped true handleless Island (3.1m x 1.3m) with wine rack and seating, induction hob with extractor fan and splashback, double Siemens oven, TV aerial point, spotlights, radiator, 7.5KW Contura log burner with glass plinth, double french doors and folding oak door to living room, oak door to gym/boot room.

Living Room
21'5" x 10'2"
Double glazed windows to front aspect, fitted blinds, TV aerial, carpet, radiator, wall lights, folding oak door and french doors to open plan living.

Gym/Boot Room
10'2" x 8'6"
Double glazed french doors to front aspect, vinyl plank flooring, radiator, double oak doors to bedroom 4/reception room, oak door to open plan living.

Bedroom 4/Reception Room
16'8" x 8'6"
Double glazed French doors and window to rear aspect, vinyl plank flooring, radiator.

Landing
6'7" x 9'8"
Solid oak flooring, loft hatch access, stairs to ground floor, oak doors to bedrooms and bathroom.

Bedroom 1
11'1" x 10'7"
Double glazed window to front aspect, radiator, carpet, build in storage unit with underlighting, tv aerial.

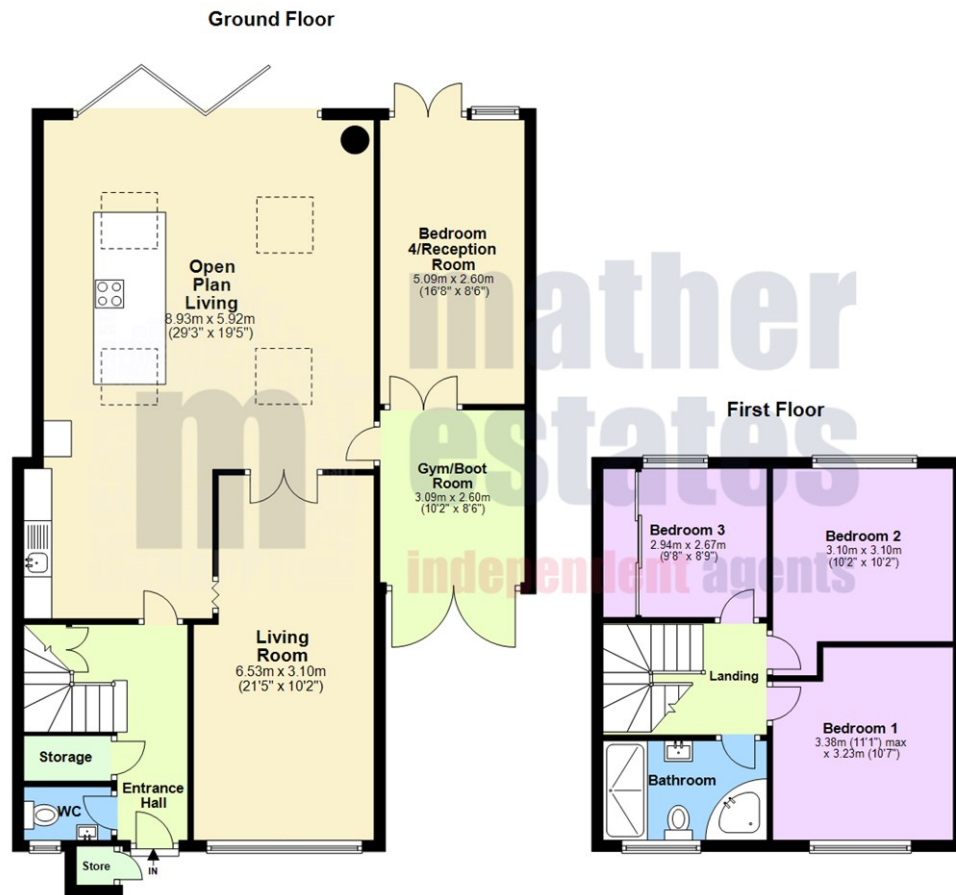
Bedroom 2
10'2" x 10'2"
Double glazed window to rear aspect, carpet, radiator, tv aerial.

Bedroom 3
8'9" x 9'8"
Double glazed window to rear aspect, radiator, triple sliding door fitted wardrobes, solid oak flooring.

Bathroom
5'10" x 9'3"
Double glazed window to front aspect, fully tiled, corner bath unit, dual flush WC, wash hand basin with vanity unit, Matki walk in shower with rainfall shower head, handheld shower head and drying area, spotlights, towel radiator.

Garden
Entered via triple glazed recessed bi-fold doors or double glazed French doors, covered log storage space, outside tap, large tiled patio area with path, mature planted borders, wooden decking area, wooden built bar, freestanding storage shed, external power sockets, mood lighting.

Disclaimer
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.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Total area: approx. 142.5 sq. metres (1533.6 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.



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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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