



 **mather**  
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5A Caister Close SG1 2JP  
£600,000

 4  2  3



Four Double Bedrooms | Corner Plot | Detached Home | Solar Panels | Extended | Immaculately Presented | Well Presented Rear Garden | En-Suite Shower Room

A spacious and immaculately presented four double bedroom detached house in the sought after cul-de-sac of Caister Close, Fishers Green, Stevenage.

A much loved family home for this stunning house has been modernised and maintained throughout benefiting from a feature double conservatory to the rear and landscaped rear garden.

The property comprises an entrance hall leading to a modern fitted kitchen with integrated appliances, separate, dining room, utility room and WC, a spacious living room with feature media wall and two sets of French doors to a double conservatory, used as a family/games room with access to the rear garden.

To the first floor the master bedroom benefits from sliding door wardrobes and en-suite shower room, second and third double bedrooms with wardrobes, fourth double bedroom and newly replaced family bathroom.

Externally a private rear garden has been landscaped and well maintained offering multiple social spaces, lawn area and freestanding bar. Land to the rear is rented from National Rail and provides additional space to include a mature pond and decking area. Side gate access leads to green fields and trees.

To the front a driveway offers parking for 5 vehicles.

The council tax band is E with Stevenage Borough Council.

The property further benefits from double glazed windows, leased solar panels (until 2039), a new fuse box in 2022 and newly fitted bathroom suite (January 2024).

Located in Fishers Green, Stevenage the property is ideal for primary and secondary schools with both in walking distance. The historic Old Town High Street is a 1 mile walk away or Mainline Train Station 1.8 Mile walk. Regular bus routes are close by alongside a pub-restaurant, shops and doctors surgery.







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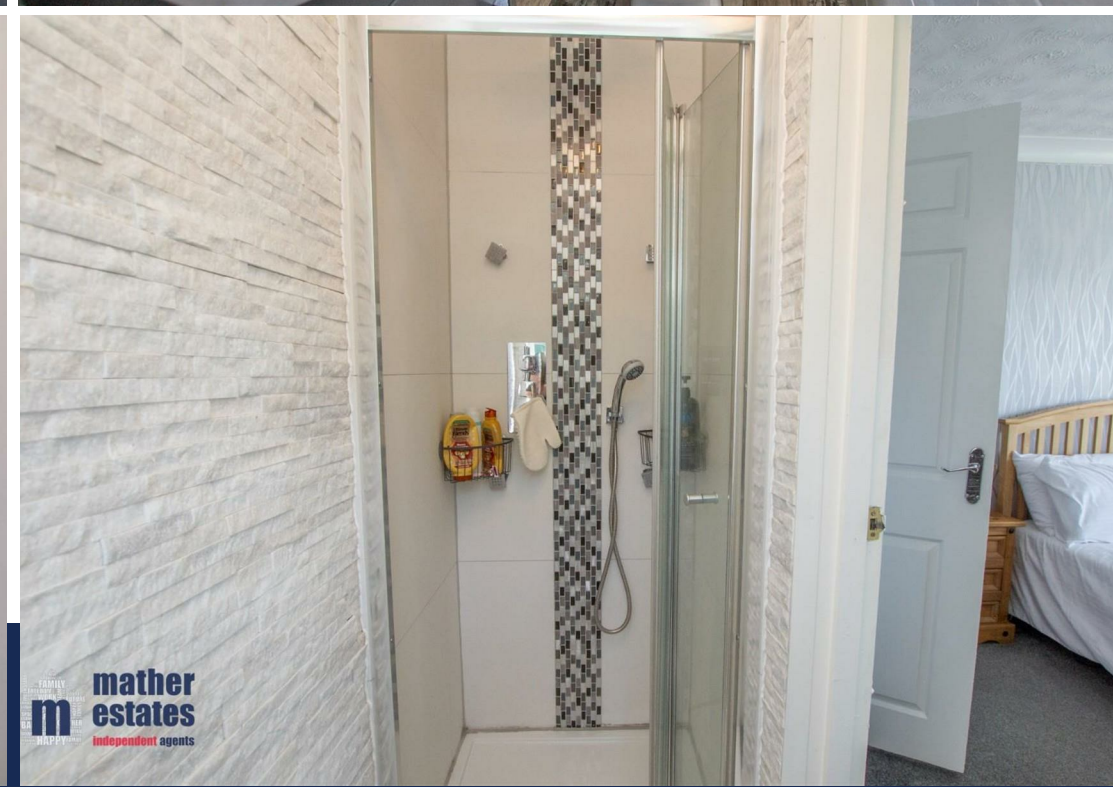
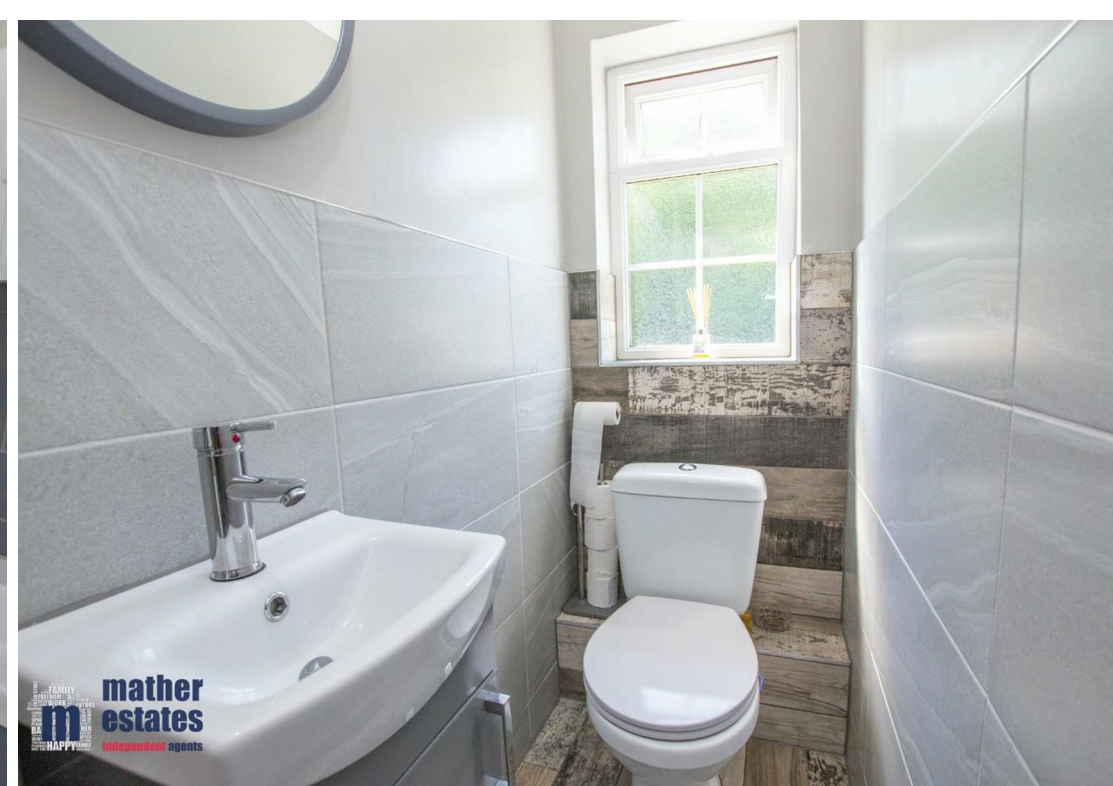


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#### Entrance Hall

16'9" x 3'2"

Entrance via double glazed UPVC door, ceramic tiled flooring, doors to kitchen, dining room, WC and Living room.

#### Kitchen

12'9" x 7'5"

Double glazed bay window to front aspect, range of wall and base units with solid oak work top, white ceramic butler style sink with mixer tap, integrated electric hob with extractor over, integrated double electric oven/grill, integrated dishwasher, integrated fridge/freezer, white tiled splashbacks, tiled flooring, spotlighting.

#### Dining Room

11'2" x 7'10"

Double glazed window to front aspect, carpet, radiator.

#### Utility

5'3" x 7'10"

Ceramic tiled flooring, wall and base unit with worktop, boiler, space for washing machine, space for tumble dryer.

#### WC

2'9" x 7'5"

Double glazed window to side aspect, ceramic tiled flooring, tiled walls. dual flush WC, wash hand basin with vanity unit and mixer tap.

#### Living Room

16'6" x 19'2"

Two double glazed french doors to rear aspect, carpet, radiator, tiled media wall, stairs to first floor.

#### Family Room

9'5" x 19'2"

Double glazed windows, double glazed french doors, carpet, radiator, wall mounted electric radiator.

#### Landing

8'7" x 11'4"

Double glazed window to side aspect, carpet, doors to bedrooms, door to bathroom.

#### Bedroom 1

13'6" x 10'8"

Double glazed window to front aspect, carpet, radiator, two sets of double sliding door wardrobes, door to en-suite.

#### En-suite

3'0" x 7'6"

Double glazed window to side aspect, fully tiled, shower cubicle with waterfall shower head, dual flush WC.

#### Bedroom 2

13'6" x 8'2"

Double glazed window to front aspect, carpet, radiator, double wardrobe with sliding doors, storage cupboard housing water tank.

#### Bedroom 3

11'1" x 8'2"

Double glazed window to rear aspect, carpet, radiator, built in over bed wardrobe unit.

#### Bedroom 4

8'0" x 10'8"

Double glazed window to rear aspect, carpet, radiator.

#### Bathroom

5'3" x 7'6"

Double glazed window to side aspect, fully tiled walls and flooring, double towel radiator, dual flush WC, freestanding bath with mixer taps and shower head, wash hand basin with mixer taps and vanity unit.

#### Rear Garden

Laid to lawn, decked areas covered by artificial grass, freestanding covered shelter, raised planter beds with shrubbery and mature plants, freestanding bar, additional land with artificial grass covered decking, secondary covered shelter, 3ft deep mature pond, side gate access.

#### Additional Information

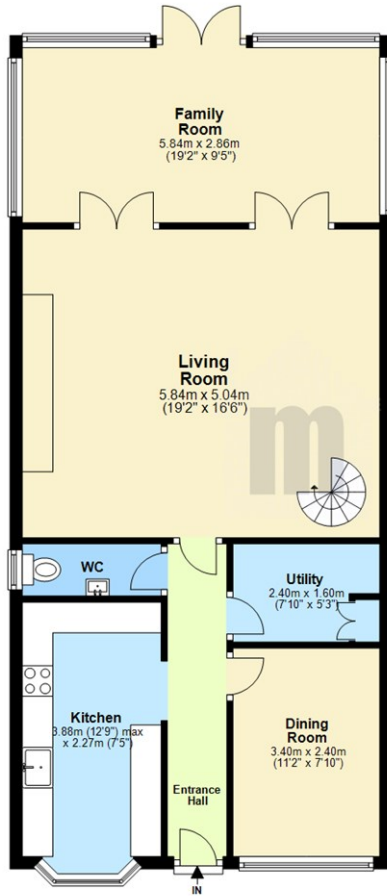
At the end of the rear garden, approximately 15ft of the land is rented from National Rail at an approximate cost of £150pa.

The fitted solar panels are by lease agreement with A Shade Greener for 25 years. There has not been a charge since 2014.

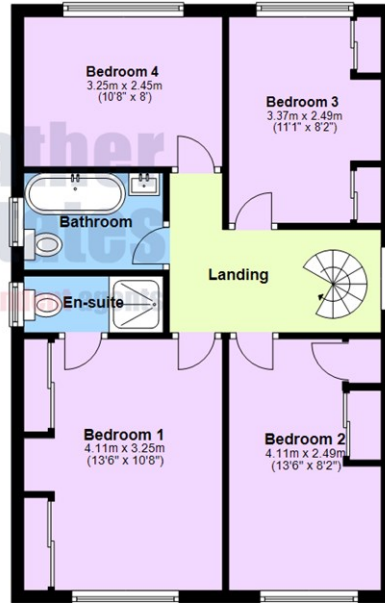
#### Disclaimer

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.

**Ground Floor**



**First Floor**



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) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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