



Mandeville, Stevenage, SG2 8JN

£490,000



3



1



3

Mandeville, Stevenage

Discover an exceptional opportunity to make this spacious three-bedroom detached home your own. Nestled on a generous, private plot with breathtaking views of open countryside and Stevenage Golf Course, this property is a true gem. The current owners have tastefully modernised and enhanced the home, creating an open-plan layout that is perfect for contemporary family living.

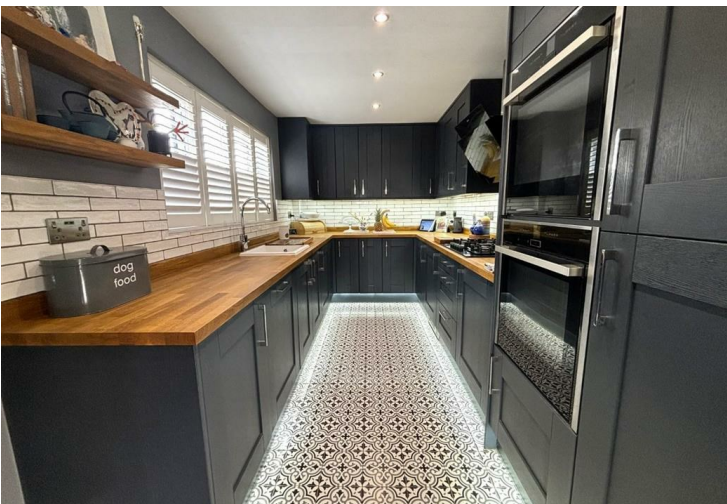
As you approach, you'll find a driveway offering off-road parking for at least three vehicles, with the potential to accommodate more if desired. The property is equipped with double glazing and gas central heating throughout, ensuring comfort and efficiency.

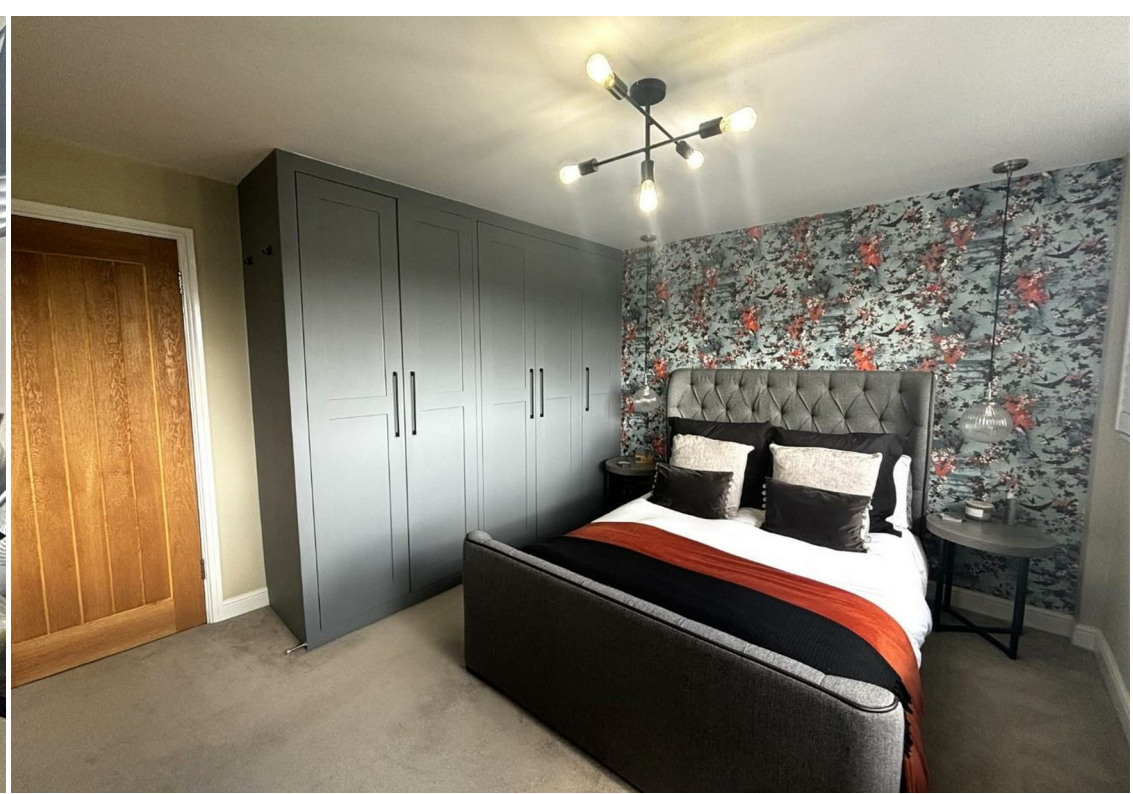
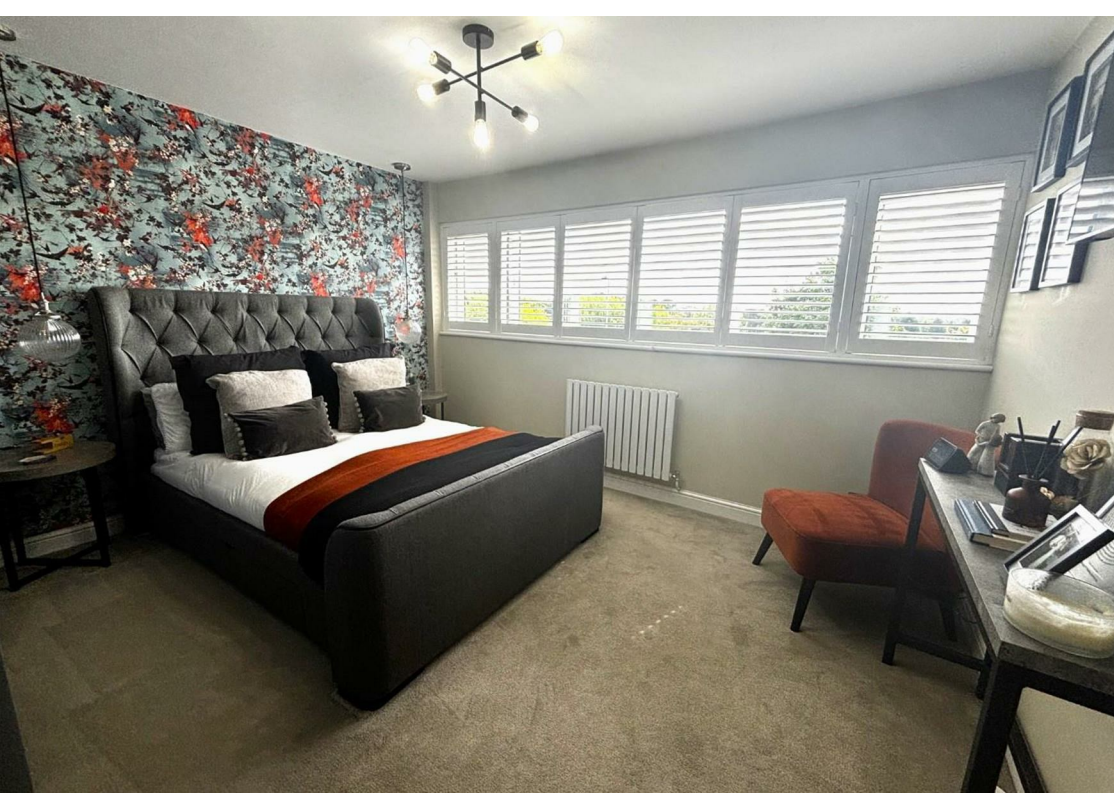
Step inside to an inviting entrance porch that leads into a striking reception hallway, featuring a vaulted ceiling and a sweeping staircase to the first floor. The hallway flows seamlessly into an impressive L-shaped open-plan lounge and dining room, where large windows frame serene views of the rear garden. A separate playroom offers additional living space, making it ideal for families.

The ground floor is further enhanced by a modern kitchen with integrated appliances, a convenient utility room, and a downstairs cloakroom/WC.

Upstairs, the first-floor landing guides you to three generously sized bedrooms. The master bedroom is a true retreat, complete with built-in wardrobes and a large picture window that captures the stunning countryside views. The second bedroom offers the luxury of a walk-in wardrobe, while the third bedroom benefits from dual-aspect windows, flooding the space with natural light. A sizable family bathroom boasts a WC, walk-in shower, and a freestanding bath, creating a perfect space for relaxation.

Located in the desirable Broadwater area on the southern edge of Stevenage, this property offers easy access to the A602, making commuting a breeze. This home is a must-see—viewing is highly recommended.







Front door into:

Porch:

Opening to:

Entrance Hall:

Featuring a full height vaulted ceiling with stairs to first floor and further steps leading to the main living area, radiator and door to:

Playroom: 15'7" x 8'1"

Two skylights and raised area currently being used as a bed.

Living/Dining Room: 22'10" x 20'5"

An impressive "L" shaped main living area combining both seating and dining areas featuring sliding doors overlooking the rear garden with further windows to both the rear and side elevations, two radiators, inset log burner and opening to:

Kitchen: 15'2" x 7'10"

Fitted with an extensive range of contemporary base and wall mounted units with contrasting worksurface incorporating single bowl sink with mixer tap, gas hob with extractor fan above, built in ovens, fridge, freezer and dishwasher, aspect to front and door to:

Utility Room: 7'9" x 5'7"

Door to rear garden, appliance space for washing machine and door to:

WC:

Low level WC, wash hand basin with mixer tap and window to rear.

First Floor Landing:

With doors to:

Bedroom One: 12'7" x 11'7"

A generous double room with built in wardrobes and a large double glazed picture window to the rear elevation enjoying panoramic views to open countryside and Stevenage Golf Course beyond.



Bedroom Two: 11'7" x 8'11"

A further generous double bedroom with a radiator and double glazed window to the side elevation. Measurements exclude a walk-in wardrobe/cupboard (2.04m x 1.38m)

Bedroom Three: 10'10" x 7'7"

A generous third bedroom enjoying a dual aspect provided by double glazed windows to both the rear and side elevations enjoying panoramic views over the to open countryside and Stevenage Golf Course beyond.

Bathroom:

Good size bathroom comprising low level WC, wash hand basin with mixer tap, walk in shower with rainfall shower head and mixer tap, freestanding bath with mixer tap and airing cupboard.

Garden:

Raised patio seating area with steps leading down to lawn area and enclosed by panel fencing, raised planters and bark area currently being used as a children's play area.

Garage: 8'5" x 3'3"

Full width with 1 metre of storage space, power and light.

Driveway:

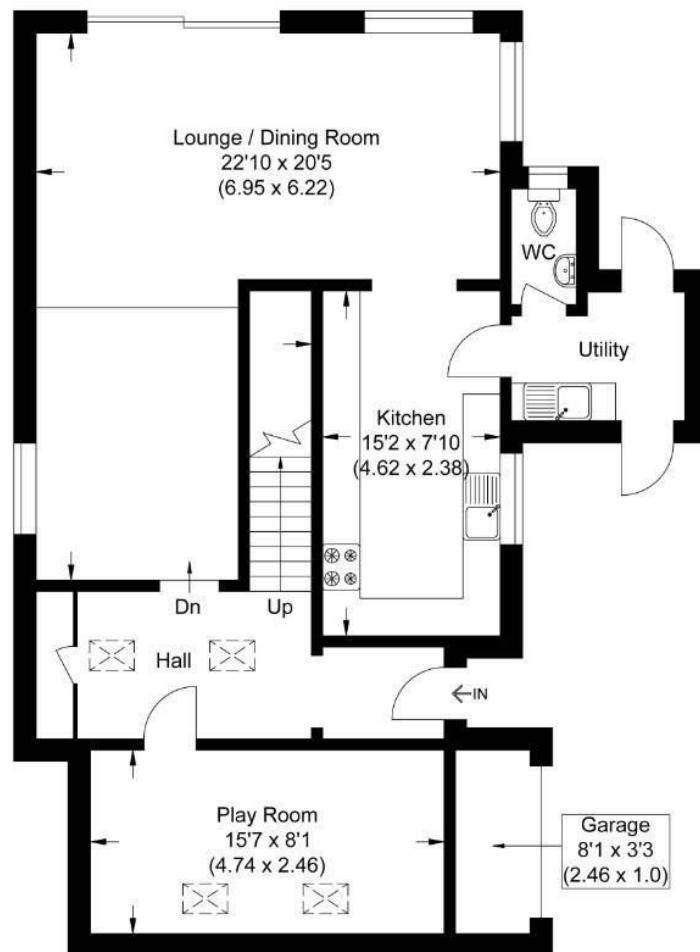
Drive providing off street parking for multiple cars.

Disclaimer:

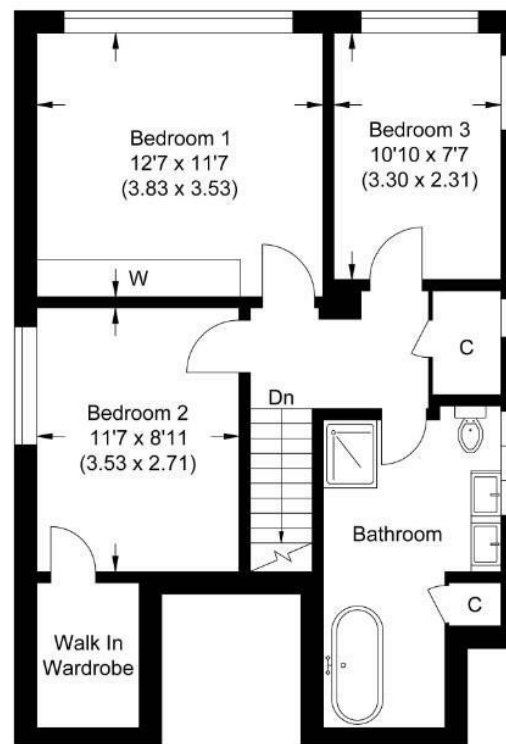
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. 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.



Approximate Gross Internal Area
130.26 sq m / 1402.10 sq ft
(Includes Garage)
Garage Area : 2.46 sq m / 26.47 sq ft



Ground Floor



First Floor

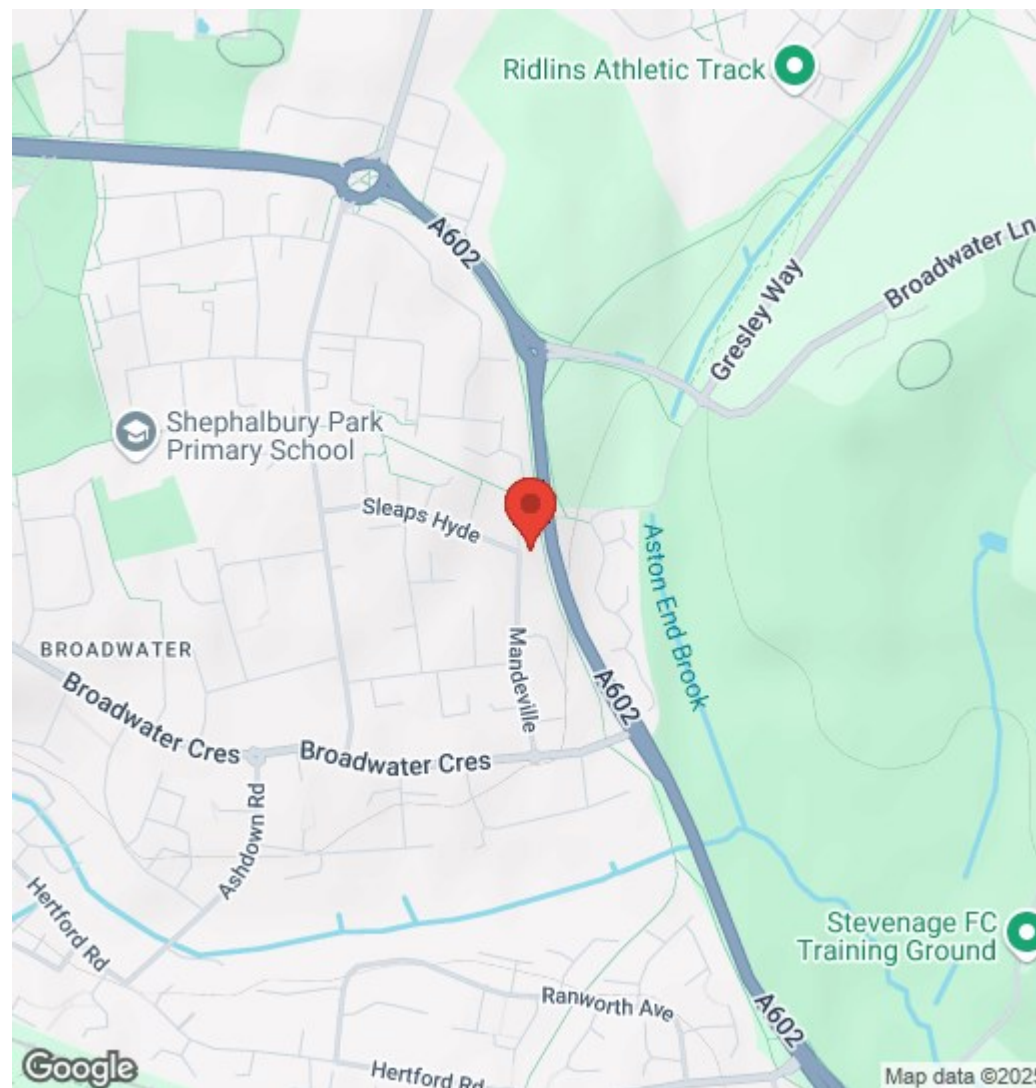
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(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 CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		



mather
estates
independent agents



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.

129 High Street, Old Town, Stevenage, Herts, SG1 3HS
01438 748007 | stevenage@matherestates.com