



Merrick Close, Stevenage, SG1 6GH

£375,000



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Merrick Close, Stevenage

We are excited to present this three/four-bedroom town house, which offers spacious accommodation over three floors in the sought-after Great Ashby area. The home benefits from double glazing, gas central heating.

Upon entering, you are greeted by a welcoming entrance hall, with stairs leading to the first floor and a large storage cupboard. There are doors to a modern two-piece cloakroom and the kitchen/diner. The kitchen is fully equipped with a range of wall and floor-mounted units, drawers, and worktops. A double-glazed window and door provide access to the rear garden. On the first floor, there is a spacious lounge with a fireplace and double-glazed windows, along with the third bedroom, also featuring a double-glazed window to the front.

On the top floor, you'll find two further bedrooms and the family bathroom. The master bedroom benefits from built-in wardrobes and an en-suite shower room, while the second double bedroom also includes built-in wardrobes and two front-facing double-glazed windows. The modern family bathroom features a three-piece suite, partial tiling, and spotlights to the ceiling.

Externally, the property offers a parking space at the side and the rear garden is enclosed and neatly presented, and rear gated access.







Front door into:

Entrance Hall:

Radiator, stairs to first floor and doors to:

Dining Room:

12'5 x 9'1

UPVC double glazed window to front, radiator and cupboard.

Kitchen:

12'3 x 11'5

Fitted with a range of base and wall mounted units with contrasting roll edge surface incorporating one and half bowl stainless steel sink with mixer tap and drainer, built in dishwasher, appliance space for cooker and washing machine, radiator, UPVC double glazed window to rear and door opening to rear garden.

WC:

Low level WC, wash hand basin with mixer tap and radiator.

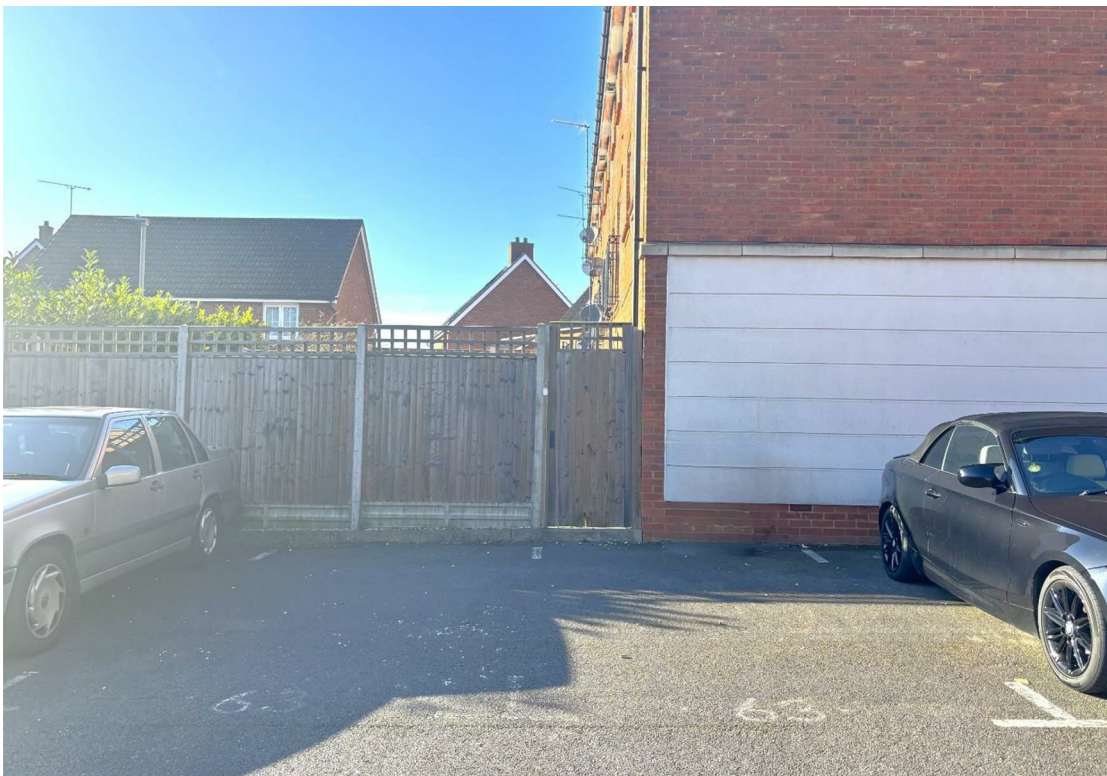
First Floor Landing:

Radiator, stairs to second floor and doors to:

Living Room:

16'2 x 12'3

Two radiators, dual aspect Juliette balcony to front, fireplace and coving.



Bedroom Three:

12'3 x 8'7

Dual aspect UPVC double glazed windows to rear and radiator.

Second Floor Landing:

Cupboard, loft access and doors to:

Bedroom One:

9'1 x 6'7

Dual aspect UPVC double glazed window to front, cupboard, radiator and door to:

Ensuite:

Low level WC, wash hand basin with mixer tap, walk in shower and radiator.

Bedroom Two:

9'1 x 8'4

Dual aspect UPVC double glazed window to rear, radiator and cupboard.

Bathroom:

Low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap and tiled to half height.

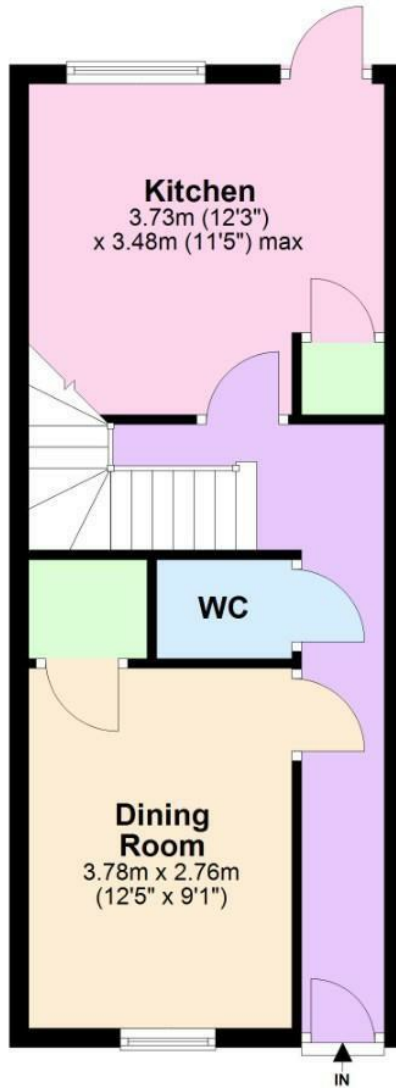
Garden:

Enclosed by panel fencing, outside light, shed and gated side access.

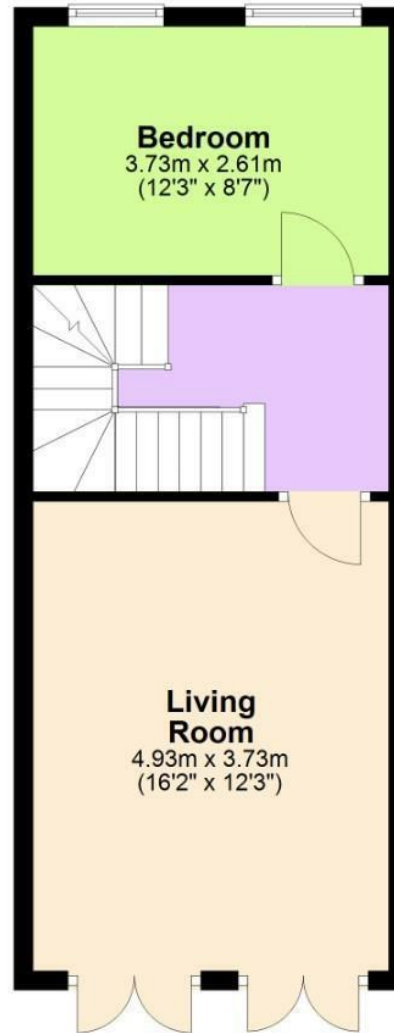
Parking:

Allocated parking for two cars.

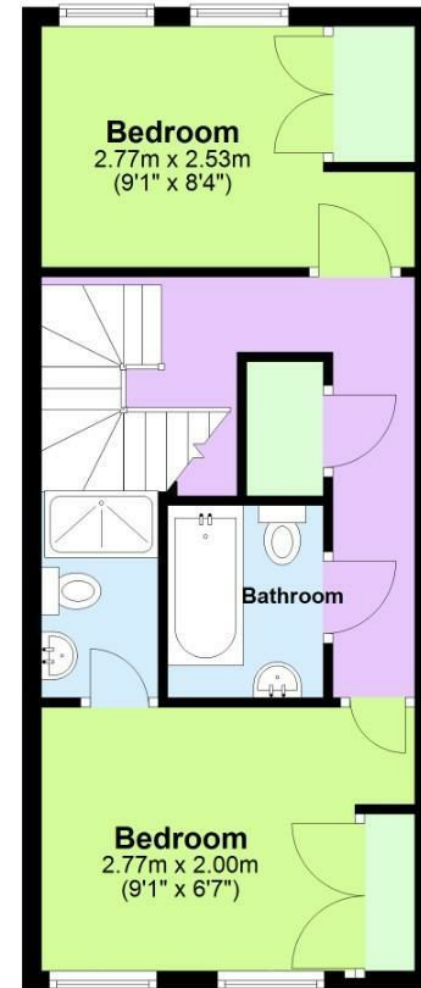
Ground Floor



First Floor



Second 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.

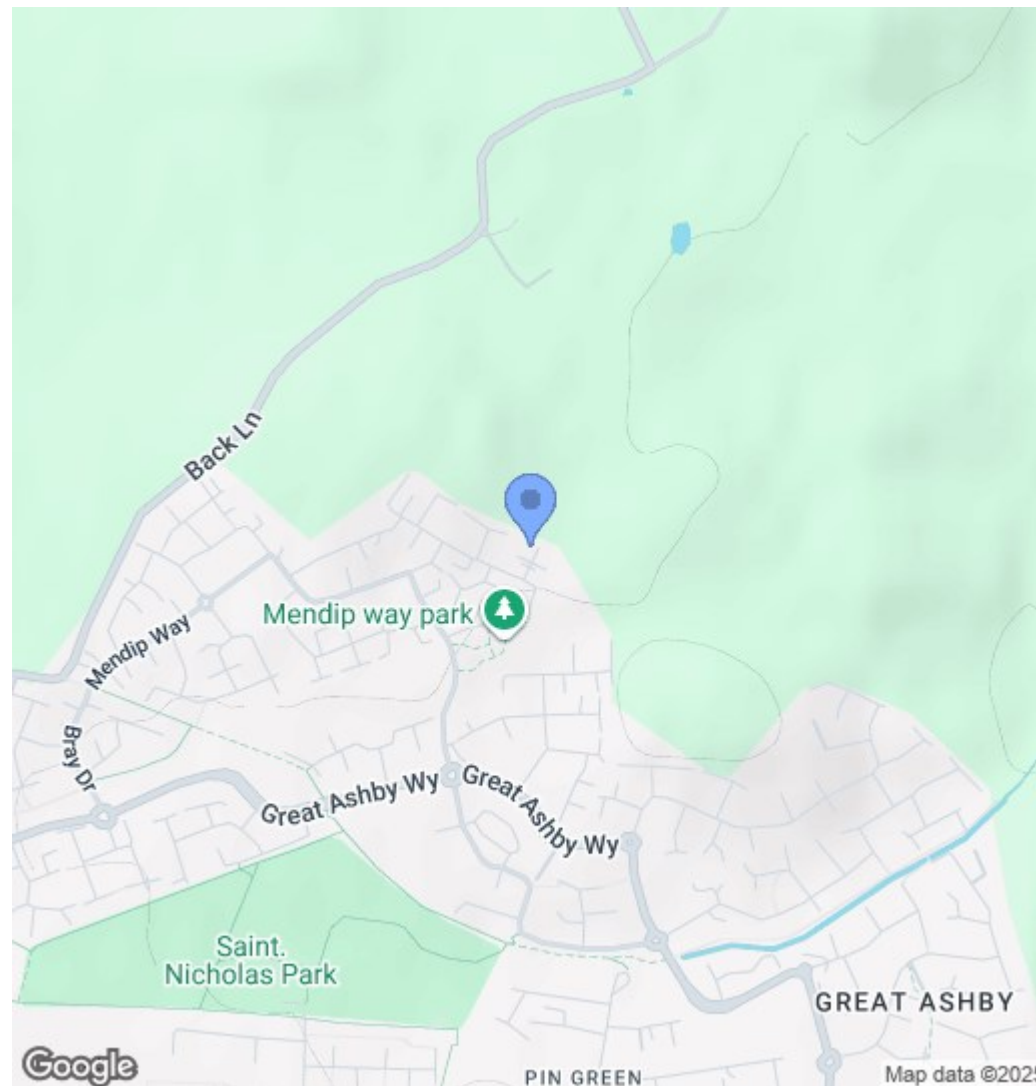
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		72
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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	
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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.
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