



Colwyn Close, Stevenage, SG1 2AT

£375,000



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Colwyn Close, Stevenage

Nestled in the charming area of Colwyn Close, Stevenage, this delightful home presents an excellent opportunity for families and first-time buyers alike. With three bedrooms, this home offers ample space for comfortable living. The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The layout is practical and functional, ensuring that every corner of the home is utilised effectively. The bathroom is conveniently located, catering to the needs of the household.

Colwyn Close is situated in a desirable location, providing easy access to local amenities, schools, and parks, making it an ideal choice for families. The surrounding area boasts a friendly atmosphere, with a variety of shops and recreational facilities nearby.

This property is a wonderful canvas for those looking to create their dream home, offering both comfort and potential. With its appealing features and prime location, this terraced house is sure to attract interest. Do not miss the chance to view this lovely home in Stevenage.







Entrance Hall:

Radiator and doors to:

WC:

Low level WC and wash hand basin with mixer tap.

Living Room:

13'9 x 11'5

Dual aspect windows to front, radiator and under stairs cupboard.

Dining Room:

10'4 x 9'1

Stairs to first floor, sliding doors opening to garden, radiator and arch to:

Kitchen:

9'10 x 6'3

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating one and half bowl sink with mixer tap and drainer, four ring gas hob with extractor fan over, built in oven, fridge, freezer and dishwasher, appliance space for washing machine, wall mounted boiler and window to rear.

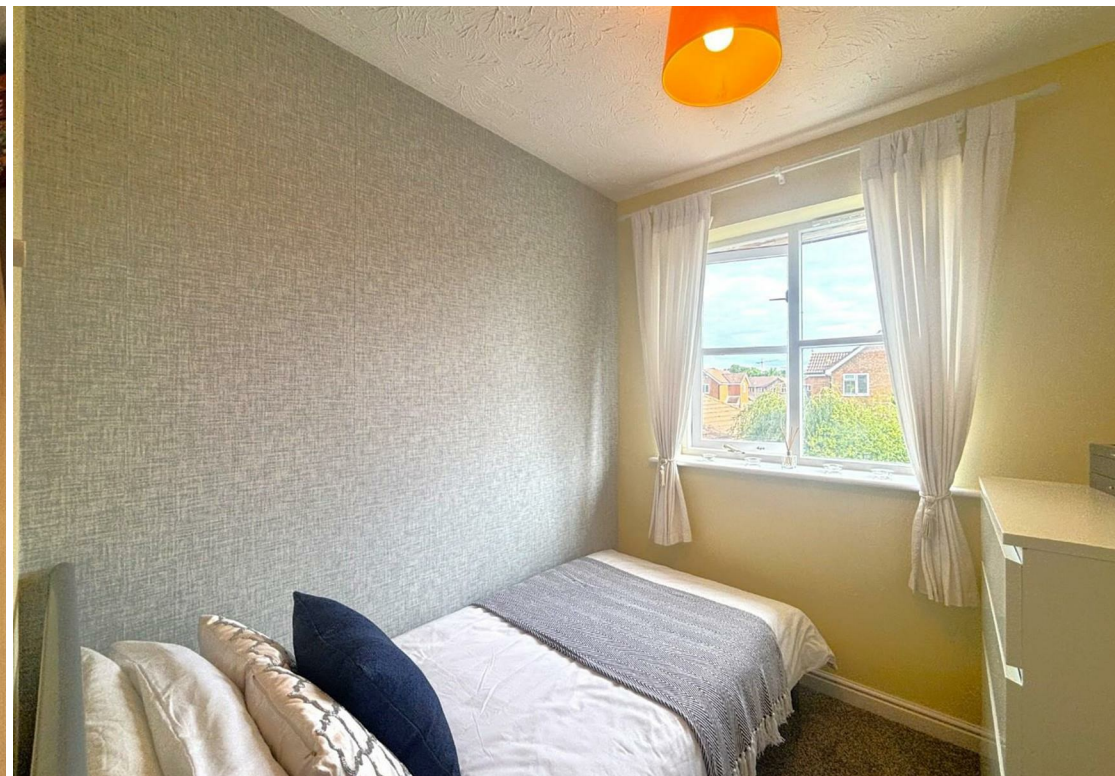
First Floor Landing:

Loft access, cupboard and doors to:

Bedroom One:

15'8 x 8'2

Dual aspect windows to front and radiator.



Bedroom Two:

10'5 x 8'

Window to rear and radiator.

Bedroom Three:

7'4 x 7'2

Window to rear and radiator.

Bathroom:

8' x 4'9

Three piece suite comprising low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap, tiled throughout and radiator.

Garden:

Sunny South facing garden mainly laid to lawn with paved patio seating area and enclosed by panel fencing, outside tap and light with access to:

Garage:

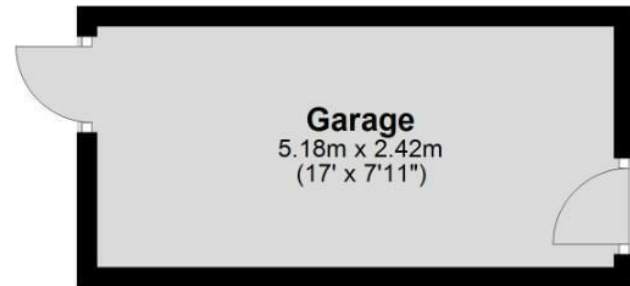
17' x 7'11

Converted garage currently being used as a gym/studio with power and light.

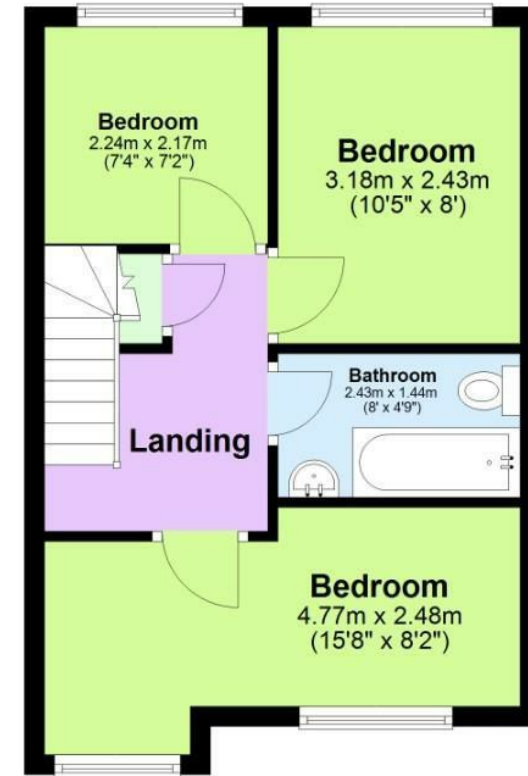
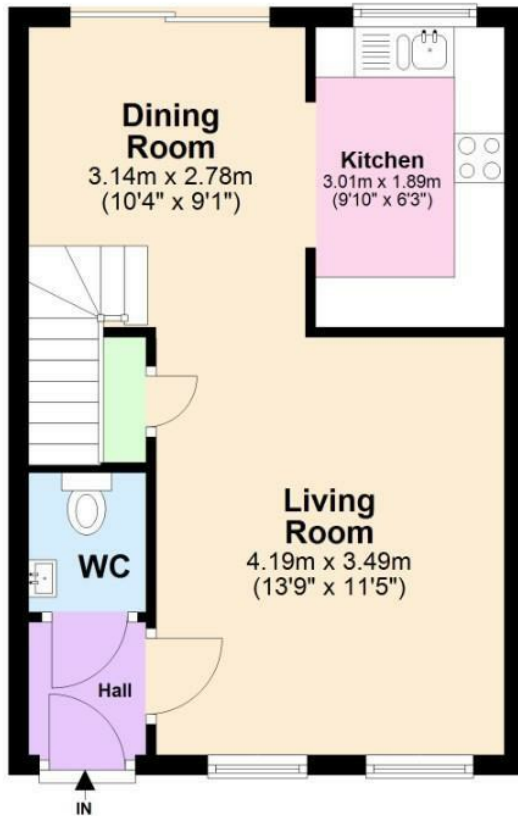
Parking:

Allocated parking for one space.

Ground Floor

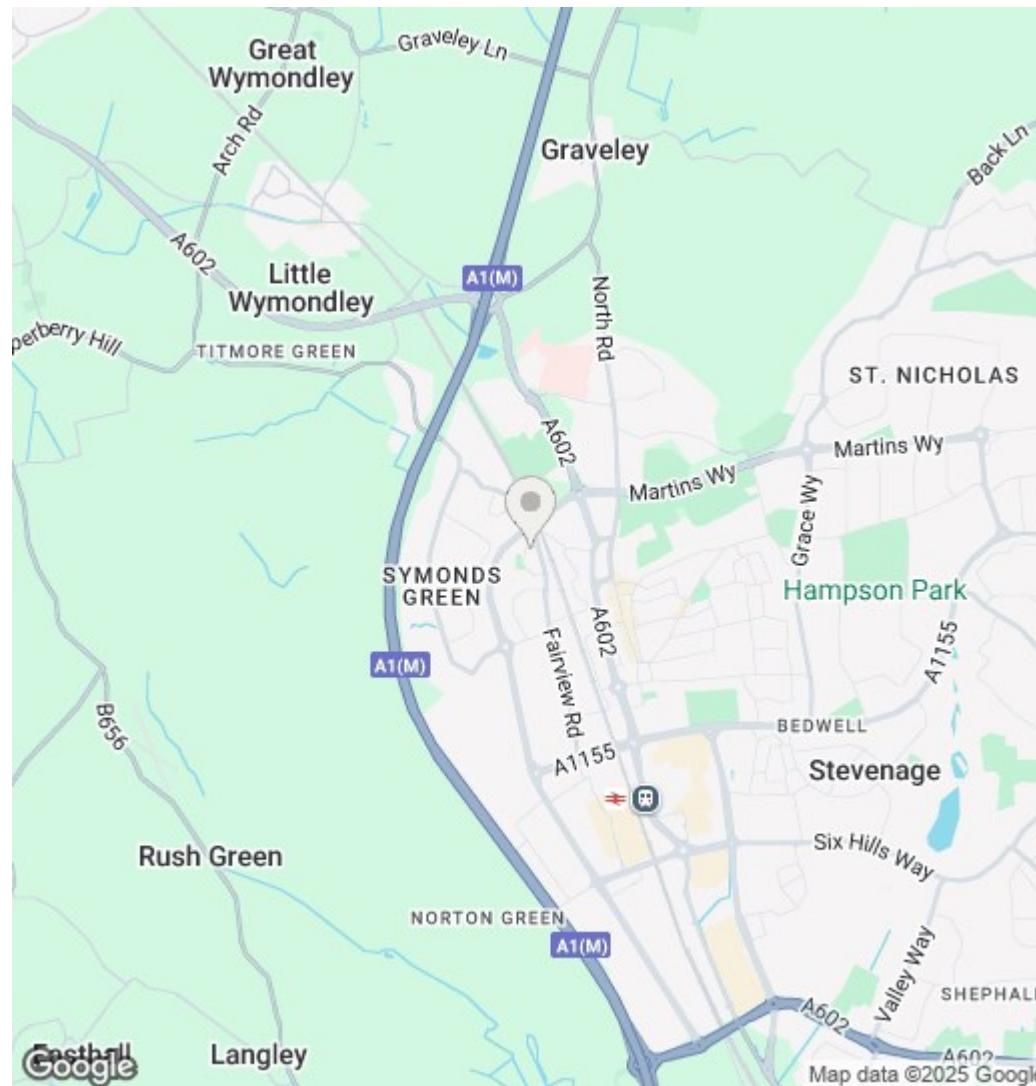


First Floor



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		
(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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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.

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