



Skipton Close, Stevenage, SG2 8TW

£350,000



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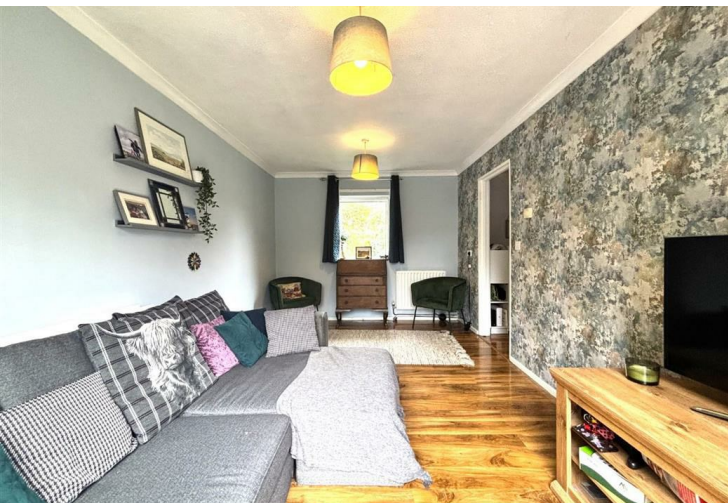
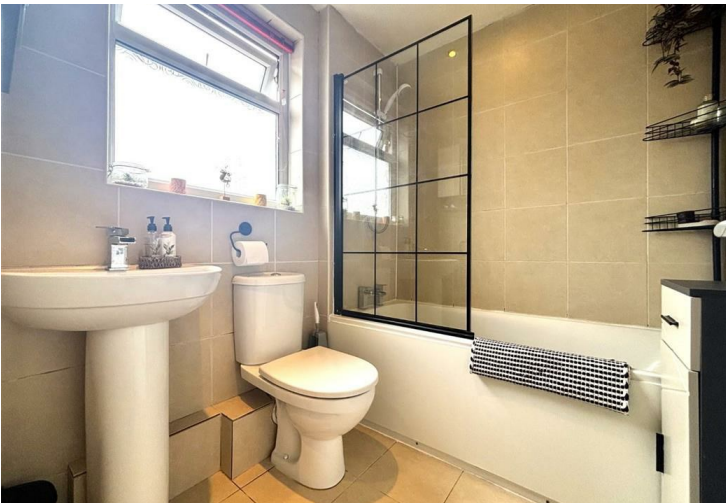
Skipton Close, Stevenage
****POPULAR LOCATION - WALKING DISTANCE TO SCHOOL'S - EV CHARGING****

Nestled in a popular residential pocket of South Stevenage, this spacious mid-terrace home is ideal for families and first-time buyers alike. The ground floor offers a welcoming and versatile layout, with a bright lounge, a modern fitted kitchen with dining area, a convenient cloakroom, and ample storage throughout.

To the rear, a generously sized garden provides plenty of space for relaxation or entertaining, complemented by gated off-street parking and a fitted EV charging point.

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom, all finished to a high standard. Further benefits include double glazing, gas central heating, and excellent access to highly regarded schools, local shops, and superb transport links — including Stevenage and Knebworth train stations, along with strong road connections to neighbouring towns and villages.

With its generous space, modern features, and sought-after location, this property is not to be missed — an early viewing is strongly recommended.







Porch:

Two cupboards and doors to:

Entrance Hall:

Stairs to first floor, radiator, cupboard and doors to:

Living Room:

15'5 x 9'7

UPVC double glazed window to front, double glazed patio doors opening to garden, wood effect flooring and radiator.

Dining Room:

10'1 x 9'3

Double glazed window to rear, tiled flooring and radiator.

Kitchen:

9'3 x 8'7

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating sink with mixer tap and drainer, double oven, four ring gas hob with extractor fan over, appliance space for washing machine, dishwasher and fridge/freezer, UPVC double glazed window to rear, door opening to rear garden.

WC:

Low level WC, wash hand basin with mixer tap.



First Floor Landing:

Bedroom One:

15'6 x 9'3

Dual aspect UPVC double glazed window to front and rear and radiator.

Bedroom Two:

12'7 x 9'4

UPVC double glazed window to rear and radiator.

Bedroom Three:

9'5 x 7'5

UPVC double glazed window to rear and radiator.

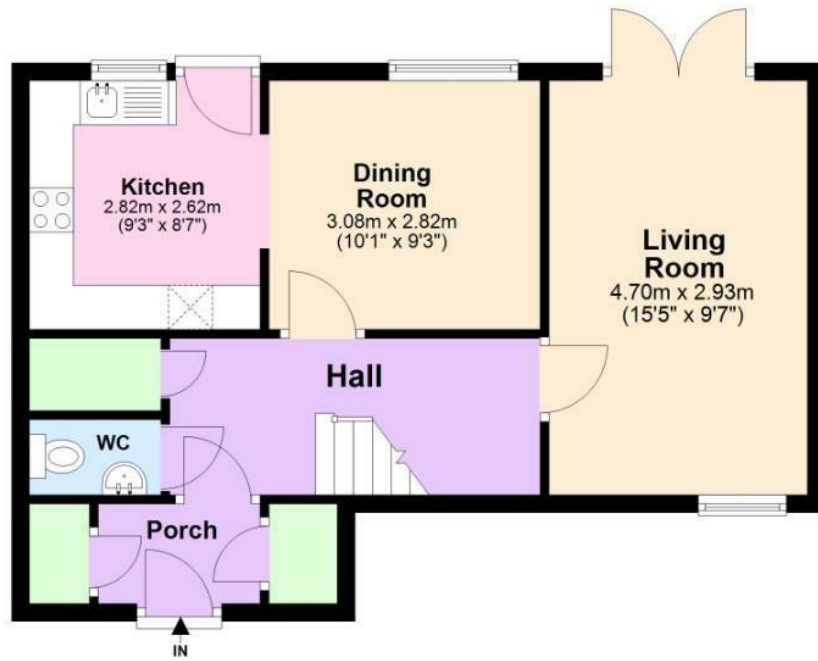
Bathroom:

Three piece suite comprising low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, tiled walls and flooring, opaque UPVC double glazed window to rear.

Rear Garden and parking:

Mainly laid to lawn with timber decking and enclosed by panel fencing, outside tap. electric car charger, shed, double gates opening to parking space.


Ground Floor




First Floor



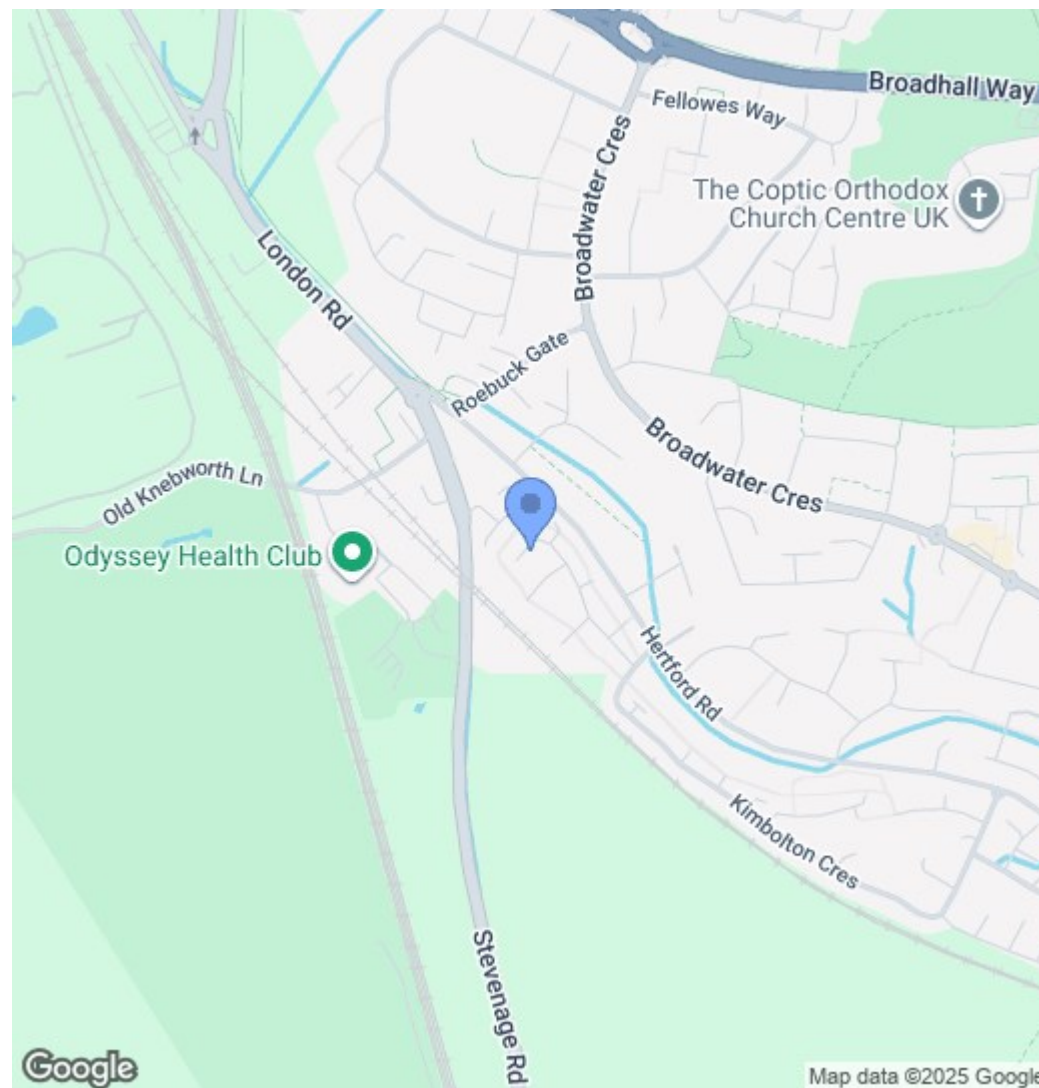
Total area: approx. 87.3 sq. metres (939.3 sq. feet)

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>72</p>	<p>86</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO ₂) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	



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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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