



Rusling Way, Stevenage, SG1 5BY

£460,000



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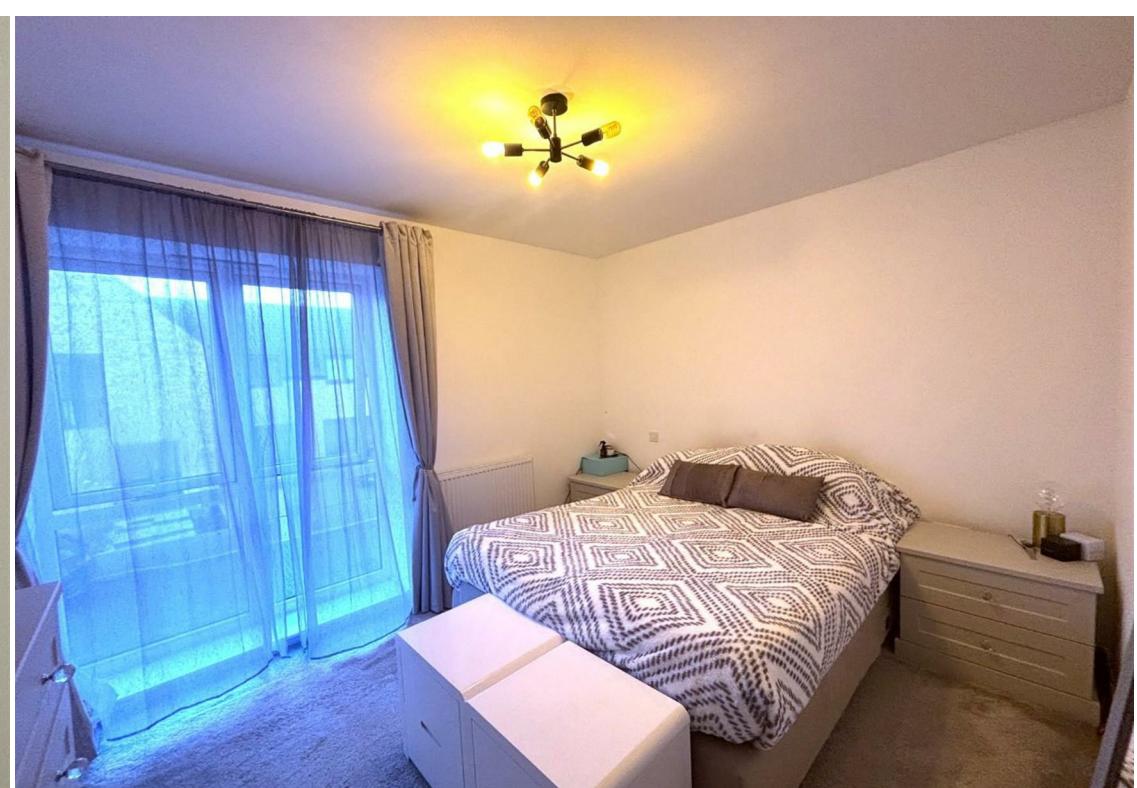
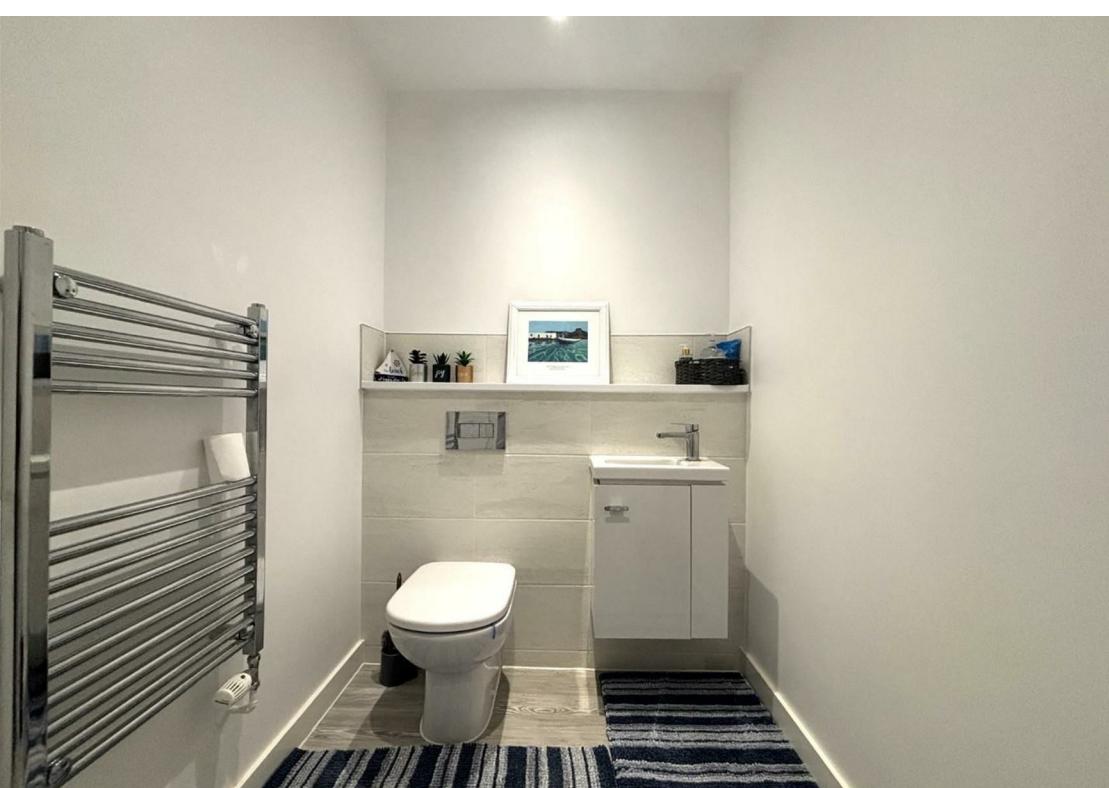
## Rusling Way, Stevenage

Nestled within close proximity to the popular Hampson Park, this modern semi-detached house, built in 2022, offers a perfect blend of contemporary living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming living room, perfect for entertaining guests or enjoying quiet evenings at home.

The house boasts a family bathroom and ensuite to master bedroom, ensuring convenience for all residents. The modern design and quality finishes throughout create a warm and inviting atmosphere, making it easy to envision yourself settling in.

For those with vehicles, the property provides parking for two vehicles through the garage and driveway, a valuable feature in today's busy world. The location in Stevenage offers excellent amenities, including shops, schools, and parks, making it a desirable area for both families and professionals alike.







#### Entrance Hall:

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

#### Kitchen:

10'10 x 10'7

Fitted with a contemporary range of base and wall mounted units with contrasting worksurface incorporating one and half bowl stainless steel sink with mixer tap and drainer, four ring gas hob with extractor fan over, built in oven, microwave, fridge/freezer, washing machine and dishwasher, radiator and UPVC double glazed window to front.

#### WC:

Low level WC, wash hand basin with mixer tap and chrome heated towel rail.

#### Living Room:

17'3 x 13'11

UPVC double glazed window to rear, doors opening to garden, radiator and two cupboards.

#### First Floor Landing:

Loft access and doors to:

#### Bedroom One:

13'9 x 10'10

UPVC double glazed window to front, radiator and door to:

#### Ensuite:

Low level WC, wash hand basin with mixer tap, walk in shower cubicle, tiled and chrome heated towel rail.

#### Bedroom Two:

13'6 x 9'1

UPVC double glazed window to rear and radiator.

#### Bedroom Three:

11'1 x 7'10

UPVC double glazed window to rear and radiator.

#### Bathroom:

7'3 x 6'8

Three piece suite comprising low level WC, wash hand basin with mixer tap and panel enclosed bath with mixer tap, tiled and chrome heated towel rail.

#### Garden:

Mainly laid to lawn with paved patio seating area and enclosed by panel fencing, pedestrian gated side access, outside light.

#### Garage and Driveway:

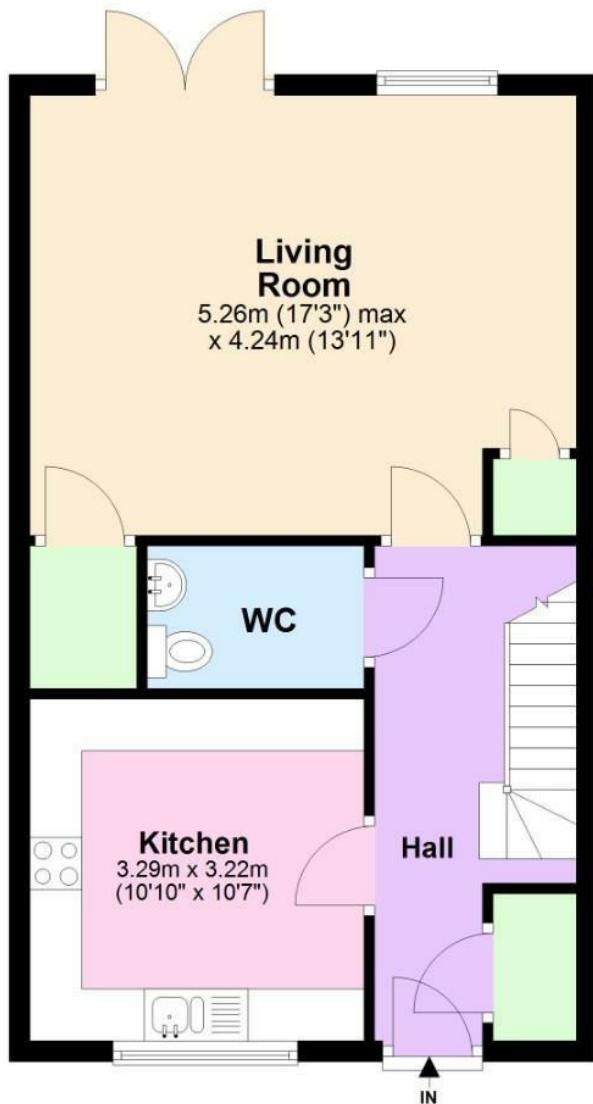
With up and over door with power and light, hardstanding driveway providing off street parking for two cars.

#### Tenure:

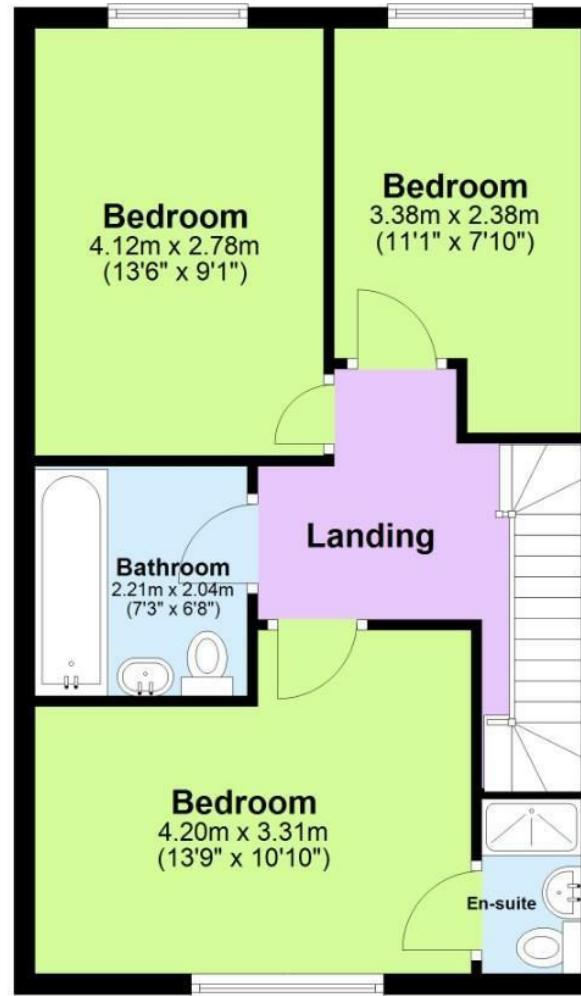
Freehold.

Service Charge - £300 per annum

## Ground Floor



## First Floor



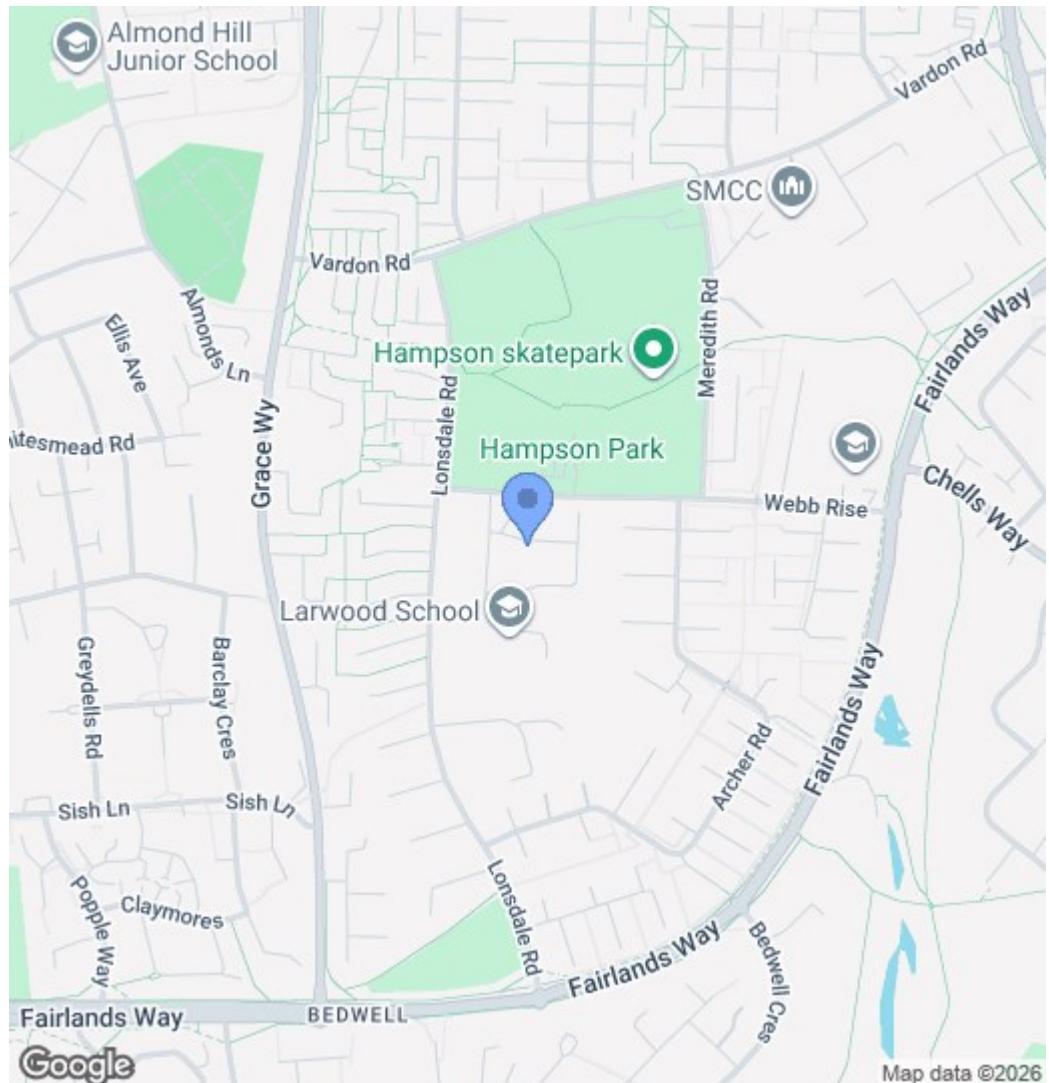
Total area: approx. 94.1 sq. metres (1012.9 sq. feet)

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		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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