



Minerva Close, Stevenage

AGENT HYBRID





GUIDE PRICE: £550,000 - £565,000

Agent Hybrid proudly presents this executive four-bedroom detached family home, situated on one of the most coveted roads in Chells Manor. Just a short stroll from local woodland, this property offers the perfect blend of countryside charm and suburban convenience.

The home has had new double glazing throughout and upon entry, a long, spacious hallway greets you, providing access to a downstairs cloakroom and leading to a generous lounge, separate dining room and kitchen. The lounge features patio doors opening to the rear garden and large glazed double doors that connect to the separate dining room. The kitchen boasts a variety of cupboards and drawers, a fitted cooker, space for a dishwasher, and a large American-style fridge freezer. There's also room for a small table and chairs, with an open archway leading into the separate utility room, which has a door to the rear garden.

Ascending the stairs, you'll find a spacious landing with doors to all four double bedrooms, each equipped with fitted wardrobes. The master bedroom is particularly impressive, featuring a treble-width bi-folding mirrored wardrobe, ample space for additional furniture, and a walkway leading to a large en-suite shower room. The main family bathroom is also accessible from the landing.

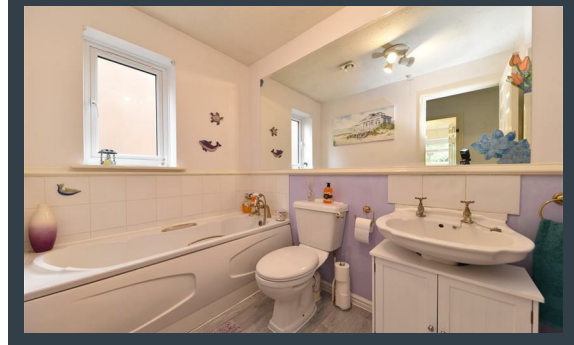
The south-west facing rear garden can be accessed through the utility room or via the large patio doors in the lounge. The garden features a spacious full-width patio seating area, a central lawn, and tree borders that ensure complete privacy.

At the front of the property, there's a garage with power and lighting, as well as a driveway accommodating multiple cars. Viewing is highly recommended!

- Entrance Hallway - 16'6 x 5'6
- Downstairs WC - 2'4 x 4'4
- Kitchen - 8'2 x 11'3
- Utility Room - 5'5 x 4'8
- Separate Dining Room - 8'2 x 11'9 max
- Lounge - 13'8 x 14'2 max
- Landing
- Bedroom 1 - 11'2 increasing to 14'3 x 11'7 to wardrobes
- En-Suite - 8'1 x 5'6
- Bedroom 2 - 11'5 to wardrobes x 8'2
- Bedroom 3 - 10'3 x 6'6
- Bedroom 4 - 8'0 to wardrobes x 7'2
- Bathroom - 5'5 x 8'0
- Garage - 16'9 x 7'8

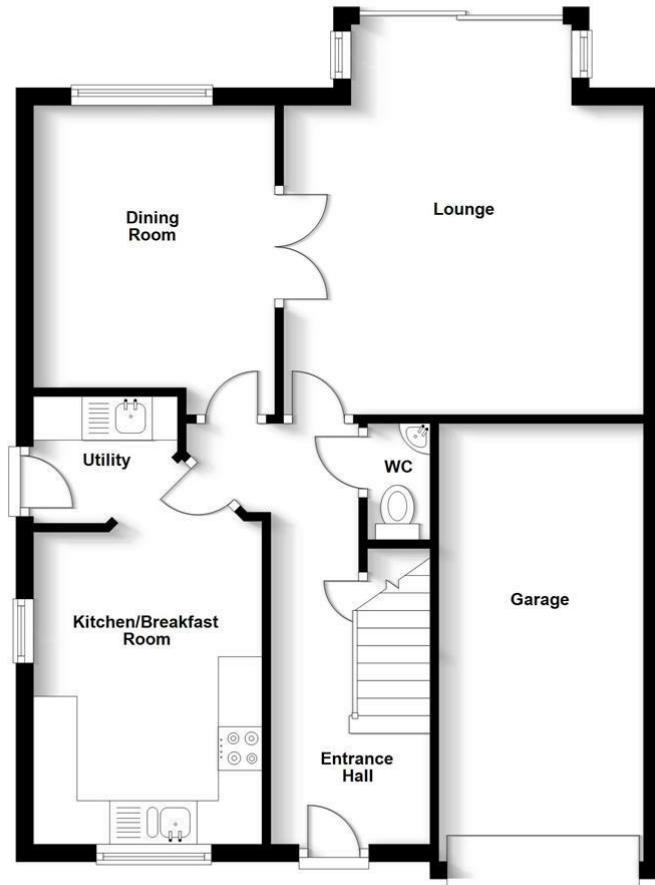


- GUIDE PRICE £550,000 - £565,000 *
EXECUTIVE FOUR BEDROOM
DETACHED FAMILY HOME
- HIGHLY REGARDED ROAD WITHIN
CHELLS MANOR WITH NEW DOUBLE
GLAZING THROUGHOUT
- LARGE ENTRANCE HALLWAY AND
DOWNSTAIRS WC
- SPACIOUS LOUNGE
- SEPARATE DINING ROOM
- KITCHEN AND SEPARATE UTILITY
ROOM
- FOUR DOUBLE BEDROOMS ALL WITH
FITTED WARDROBES
- FAMILY BATHROOM AND EN-SUITE TO
THE LARGE MASTER BEDROOM
- SECLUDED PRIVATE REAR GARDEN
- GARAGE AND DRIVEWAY FOR
MULTIPLE CARS

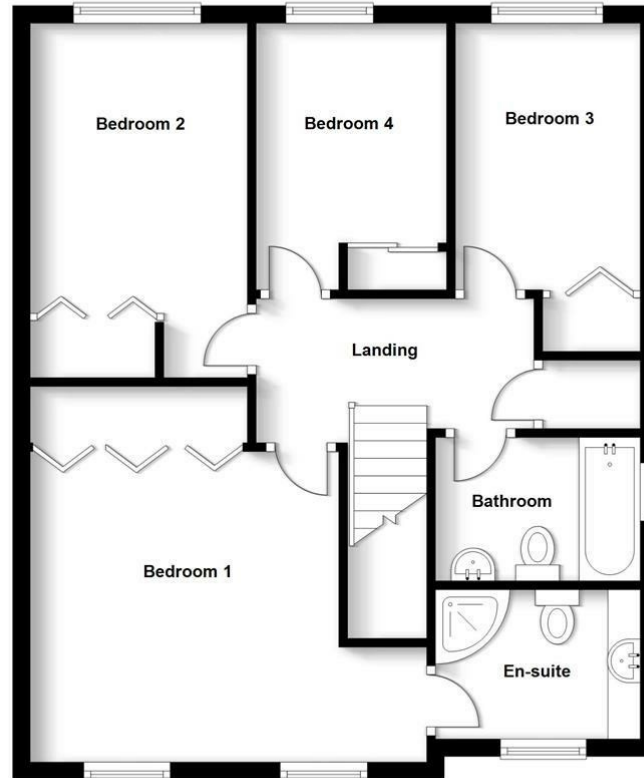




Ground Floor
Approx. 62.1 sq. metres (668.5 sq. feet)



First Floor
Approx. 58.6 sq. metres (631.2 sq. feet)



Total area: approx. 120.7 sq. metres (1299.7 sq. feet)



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans and included, they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing the property.

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