



Trajan Gate, Stevenage

AGENT HYBRID



GUIDE PRICE £375,000 - £390,000 \* We are thrilled to present this beautifully extended and fully modernised three-bedroom terraced home, tucked away on one of the most sought-after streets in Chells Manor, just on the outskirts of Stevenage and within a short stroll to serene woodland and countryside.

Upon arrival, you are welcomed into the entrance porch, where new flooring leads through to the downstairs WC, and a door opens into the generous living room. The lounge offers an abundance of space, with an open staircase ascending to the first floor and a doorway leading into the exquisitely re-fitted kitchen/breakfast room. This stylish kitchen is finished to the highest standard, featuring a breakfast bar, and seamlessly flows into the conservatory/extension, currently serving as a separate dining area.

Upstairs, the spacious landing provides access to all rooms, including three well-proportioned bedrooms and the family bathroom. The master bedroom boasts ample space along with a private en-suite, bedroom two has been enlarged by removing the previous fitted wardrobe, and bedroom three is presently used as a dressing room.

Externally, you'll discover a private and secluded rear garden with an artificial lawn, while a garage with an accompanying driveway to the front offers convenient allocated parking. A viewing is highly recommended to fully appreciate this exceptional home!

- ENTRANCE PORCH - 2'9 x 6'4
- WC - 5'6 x 2'5
- LOUNGE - 17'4 x 14'4
- KTICHEN/BREAKFAST ROOM - 14'4 x 8'8
- CONSERVATORY - 9'6 x 11'6
- BEDROOM 1 - 8'2 x 11'7
- EN-SUITE
- BEDROOM 2 - 10'4 x 8'0
- BEDROOM 3 - 8'9 x 5'11
- BATHROOM - 6'1 x 5'6



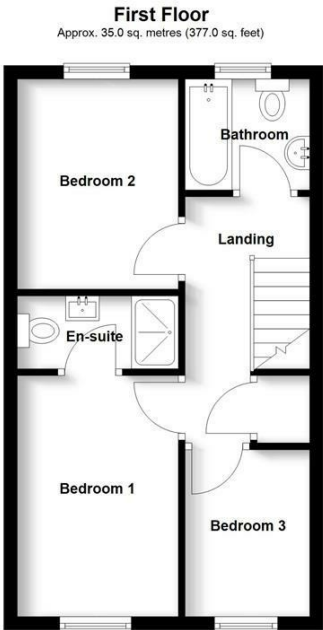
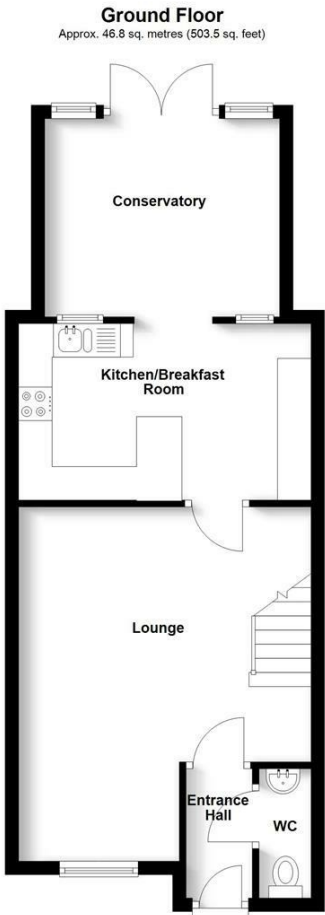




- GUIDE PRICE £375,000 - £390,000
- THREE BEDROOM TERRACED HOME
- SOUGHT AFTER ROAD IN CHELLS MANOR
- DOWNSTAIRS WC
- LOUNGE AND KITCHEN/BREAKFAST ROOM
- CONSERVATORY
- THREE GOOD SIZED BEDROOMS
- BATHROOM AND EN-SUITE
- PRIVATE REAR GARDEN
- GARAGE AND DRIVEWAY







Total area: approx. 81.8 sq. metres (880.4 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Rome sizes should not be relied upon for furnishing purposed and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		

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