



Ayr Close, Stevenage

AGENT HYBRID

GUIDE PRICE: £450,000 - £475,000 \* We are thrilled to introduce this beautifully presented and thoughtfully enhanced three-bedroom detached family home, offered to the market CHAIN FREE. Nestled in a quiet and sought-after cul-de-sac within Chells Manor, this property is just a short walk from a variety of well-regarded primary and secondary schools.

As you step inside, you will see custom fitted window shutters throughout and are greeted by a spacious entrance hallway with access to the re-fitted downstairs WC, lounge, and kitchen, as well as stairs leading to the first floor. The lounge features a charming bay window with bespoke built-in seating and storage, and opens into the dining room. The dining room flows into the contemporary kitchen, which boasts a range of base and eye-level units, a breakfast bar, and a door leading to the utility room, which in turn opens to the garden.

On the upper floor, you will find a family shower room and three generously sized bedrooms, including the master, which benefits from an en-suite shower room and fitted wardrobes.

Outside, the tranquil, mature south-facing rear garden offers a patio seating area, a pond, and gated access to the front, where you will find a garage and a driveway with space for up to three cars.

Viewing this wonderful home is highly recommended!

Entrance Hallway - 14'3 x 5'8

Downstairs WC - 2'3 x 5'6

Lounge - 16'7 into bay x 10'8

Dining Room - 9'7 x 10'1

conservatory - 9'4 x 11'9

Kitchen - 10'2 x 10'2

Utility Room - 10'0 x 5'3

Landing

Bedroom 1 - 10'6 x 10'2

En-Suite - 4'4 x 7'7

Bedroom 2 - 8'8 x increasing 10'7 x 10'2

Bedroom 3 - 7'1 x 8'1

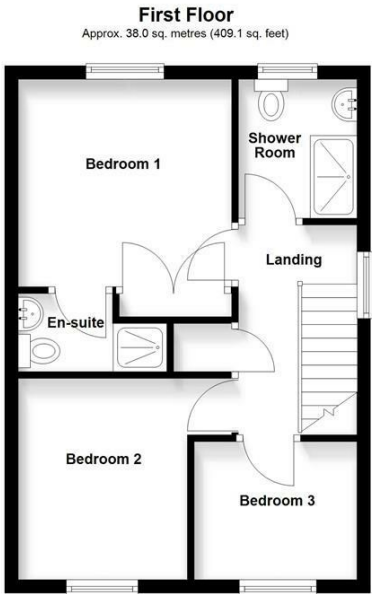
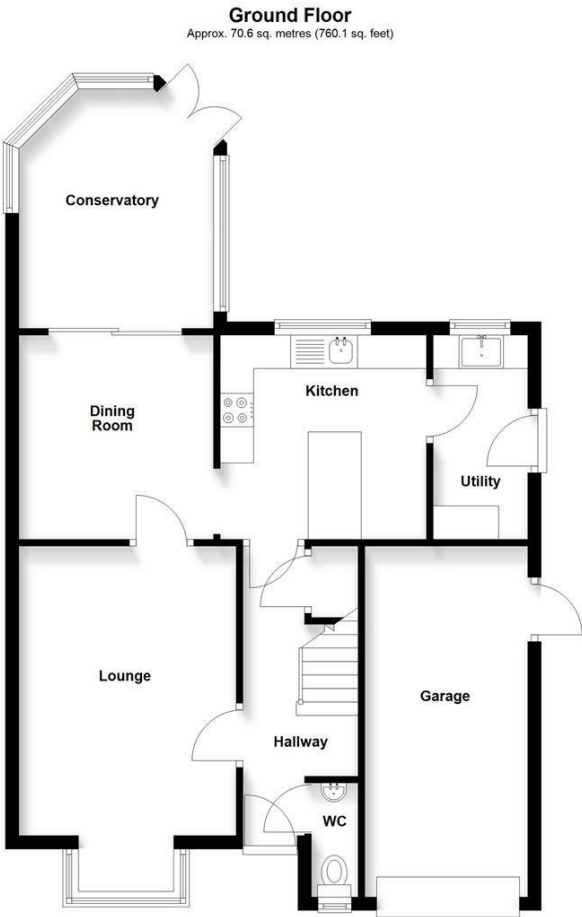
Family Shower Room - 6'3 x 6'9

Garage - 17'5 x 8'0





- GUIDE PRICE £450,000 - £475,000
- IMPROVED THREE BEDROOM DETACHED FAMILY HOME
- PRIVATE CUL-DE-SAC OF SOUGHT AFTER CHELLS MANOR ROAD
- ENTRANCE HALLWAY AND DSWC
- LOUNGE WITH BAY WINDOW, DINING ROOM AND CONSERVATORY
- KITCHEN AND SEPARATE UTILITY ROOM
- THREE GOOD SIZED BEDROOMS WITH FAMILY BATHROOM AND EN-SUITE
- PRIVATE REAR GARDEN
- GARAGE AND DRIVEWAY FOR UP TO THREE CARS
- CHAIN FREE



Total area: approx. 108.6 sq. metres (1169.2 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.

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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		



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