



Ayr Close
Stevenage | SG1 5RZ

AGENT HYBRID

Guide Price £525,000 -
£540,000



We are delighted to bring to the market this chain-free, extended, and immaculately presented three-bedroom link detached family home, located in a private turning of a sought-after road in Chells Manor. Viewing is highly recommended to appreciate this turn-key ready home. The property is entered via a composite front door leading into the entrance hallway, with doors to a downstairs WC and a generously sized, bay-fronted living room. This spacious living area has been extended to incorporate the former kitchen space, allowing for an impressive open-plan layout. The kitchen has been relocated into a good-sized rear extension and is fitted with modern cream shaker-style units, integrated appliances, and provides ample space for a dining table and chairs. From the living room, there is access to a sizeable utility room, created through a partial garage conversion and the front portion of the garage remains for storage use. A conservatory further enhances the ground floor, accessible from both the living room and kitchen, and features French doors leading out to the garden. Upstairs, a spacious landing leads to three well-proportioned double bedrooms. The master bedroom benefits from a re-fitted en-suite, while the second bedroom enjoys access to a Jack & Jill bathroom, also accessible from the landing. Externally, the east-facing rear garden has been landscaped in a contemporary style, featuring a main patio seating area, a secondary patio under a pergola, a summer house, and gated side access. To the front, there is a driveway.

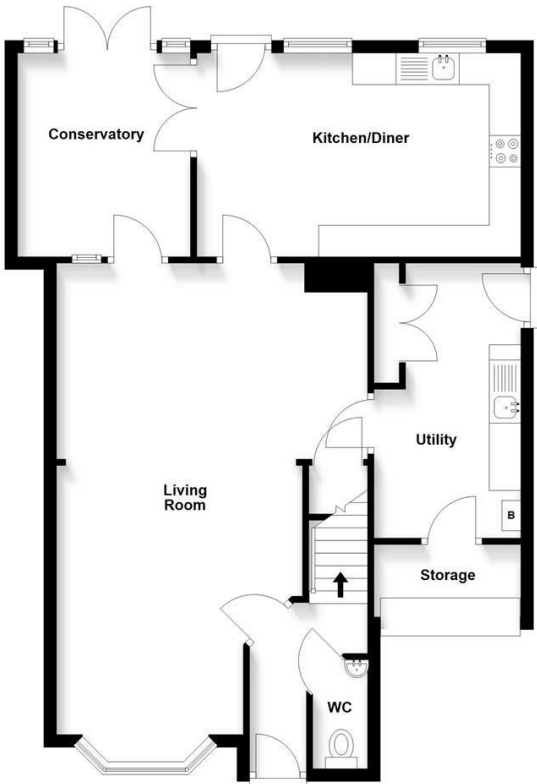
DIMENSIONS

- Entrance Hallway
- Downstairs WC
- Living Room 25'0x 15'7 (max to max)
- Kitchen/Diner 16'9 x 10'8
- Conservatory 10'7 x 9'0
- Utility Room 14'3 x 7'8
- Garage Front (storage) 7'8 x 3'9
- Bedroom 1: 12'7 x 9'7
- En-Suite 9'2 x 5'3
- Bedroom 2: 14'3 x 12'3
- Bedroom 3: 9'4 x 8'6
- Jack & Jill Bathroom 9'9 x 7'5

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		

Ground Floor

Approx. 78.2 sq. metres (841.3 sq. feet)



First Floor

Approx. 55.8 sq. metres (600.3 sq. feet)



Total area: approx. 133.9 sq. metres (1441.6 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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