



## Dunn Close, Monkwood, Stevenage, SG1 1SB

GUIDE PRICE £490,000 - £510,000 PEACEFULLY POSITIONED but CENTRALLY LOCATED Fully Modernised Three Bedroom Semi Detached Property with GARAGE and DRIVEWAY FOR up to 7 CARS situated on the one of the most highly regarded Cul De Sac's in Monkwood within close proximity of Roaring Meg Retail Park, Stevenage Mainline Station, Stevenage New Town. Features included FITTED KITCHEN/DINING AREA, Lounge Area, Conservatory, Downstairs Cloakroom, Utility Room, TWO DOUBLE BEDROOMS and Large Single Bedroom, FITTED FAMILY BATHROOM, Large Rear Garden with 23ft WORKSHOP, VIEWING HIGHLY RECOMMENDED, Upward Chain Complete.

Guide Price £490,000

# Dunn Close, Monkwood, Stevenage, SG1 1SB

- Peacefully Positioned but Centrally Located
- 1 and 1/2 Width Garage and Driveway for up to 7 Cars
- Close proximity of Roaring Meg Retail Park, Stevenage Mainline Station, Stevenage New Town
- Conservatory with Open Aspect over the Garden
- Large Rear Garden with 23ft Workshop
- Fully Modernised Three Bedroom Semi Detached Home
- Delightful Cul De Sac Location in Monkwood
- Fitted Kitchen and Dining Area
- Lounge Area
- Upward Chain Complete

## Entrance Hallway

6'5 x 11'11 (1.96m x 3.63m)

Laminate Flooring, Single Panel Radiator, LED Spot Lighting, Smoke Alarm, Double Glazed Door to Front Aspect, Stairs to 1st Floor Landing.

## Lounge Area

11'8 x 14'11 (3.56m x 4.55m)

Electric Fire Place, Double Panel Radiator, LED Spot Lighting, Double Glazed Window to Front Aspect, 2 x Double Glazed Window to Front Aspect.

## Kitchen/Diner

18'7 x 8'6 (5.66m x 2.59m)

Single Panel Radiator, Breakfast Bar, Space for Fridge/Freezer, LED Plinth Lighting, Cupboards at Eye and Base Level, Space for Dishwasher, Resin 1 and Half Bowl Sink, Double Glazed Window to Rear Aspect, 5 Ring Range Gas Hob, Extractor Fan.

## Utility Room

2'3 x 8'11 (0.69m x 2.72m)

Laminate Flooring, LED Spot Lighting, Coved Ceiling, Heated Towel Rail, Roll Top Work Surfaces, Stainless Steel Sink and Mixer Tap, Cupboards at Eye and Base Level, Double Glazed Window to Rear Aspect.

## Downstairs Cloakroom

3'2 x 4'3 (0.97m x 1.30m)

Low Level W.C, Heated Towel Rail, Hand Basin with Mixer Tap, Laminate Flooring, LED Spot Lighting, Coved Ceiling.

## Large 1 and 1/2 Width Garage

16'4 x 17'2 (4.98m x 5.23m)

Power and Lighting, Metal Up and Over Door, Wall Mounted Worcester Green Star RI Boiler.

## Conservatory

10'4 x 9'0 (3.15m x 2.74m)

Laminate Flooring, Double Panel Radiator, Double Glazed Window to Rear Aspect.

## Landing

6'6 x 8'10 (1.98m x 2.69m)

Doors to all rooms, Loft Access, LED Spot Lighting, Double Glazed Window to Side Aspect.

## Bedroom One

10'7 x 13'10 (3.23m x 4.22m)

2 x Double Glazed Window to Front Aspect, T.V Point, Single Panel Radiator.

## Bedroom Two

11'6 x 9'10 (3.51m x 3.00m)

Airing Cupboard, Single Panel Radiator, Double Glazed Window to Rear Aspect.

## Bedroom Three

7'9 x 8'6 (2.36m x 2.59m)

Double Glazed Window to Front Aspect, Laminate Flooring, Storage Cupboard.

## Fitted Family Bathroom

6'7 x 5'9 (2.01m x 1.75m)

Bath with Mixer Tap, Fully Tiled Surround, Extractor Fan, LED Spot Lighting, Double Glazed Window to Rear Aspect, Vinyl Flooring, Open Wardrobe.

## Large Rear Garden

Laid to Lawn, Large Patio Area, Timber Fencing with concrete posts, Large Apple Tree, Barked Area, Outside Tap, Outside Lighting, Access to Work Shop.

## Large Workshop

9'9 x 25'3 (2.97m x 7.70m)

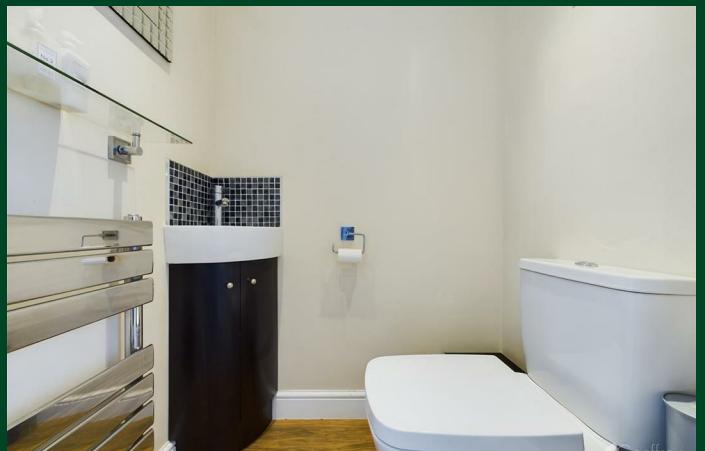
Power and Lighting, Consumer Unit.

## Front Block Paved Driveway for up to 7 Cars

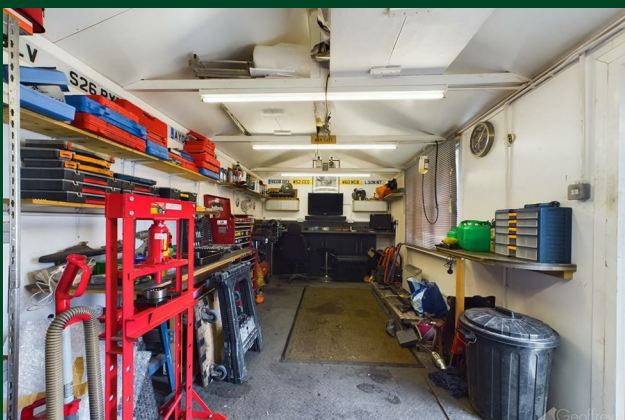
Block Paved for 7 Cars, Mature Shrubs.

## Local Information

Dunn Close is located in Monkwood which is a hugely regarded area close to the Roaring Meg, Town Centre, Train Station and 24 Hour ASDA.







# Floor Plan

**Approximate total area<sup>m</sup>**

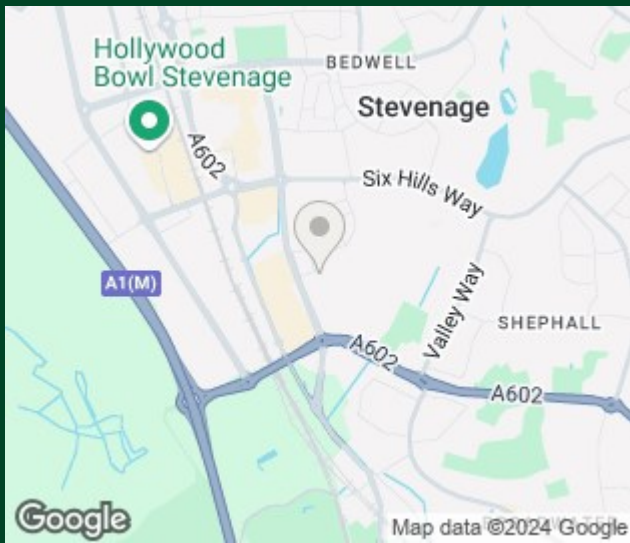
1435.48 ft<sup>2</sup>  
133.36 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**



## Council Tax Details

Band: D

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81-91) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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