



Ayr Close, Chells Manor, Stevenage, Herts,

£420,000

 Geoffrey  
Matthew

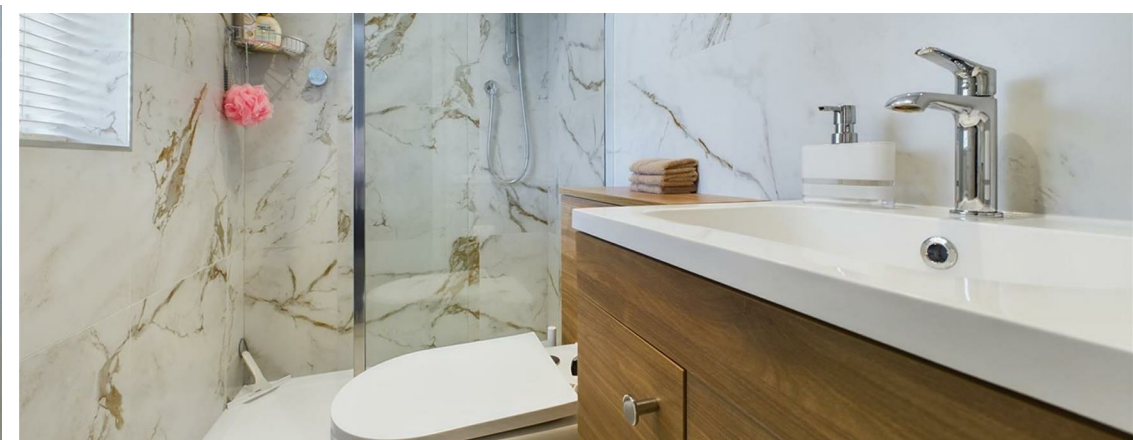
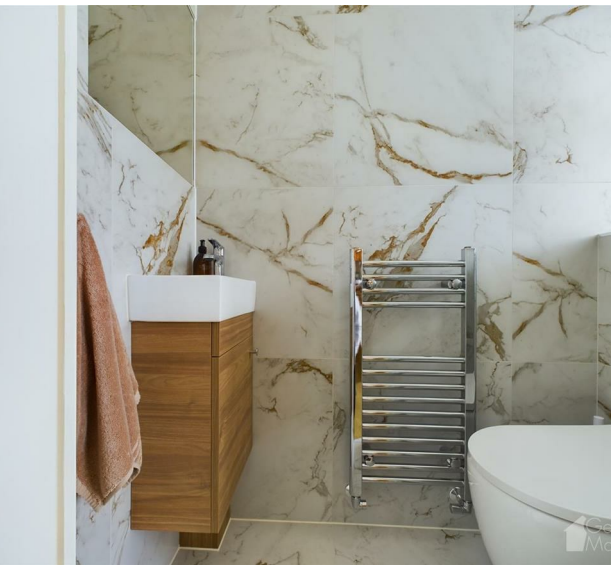
**SIMPLY STUNNING** Three Bedroom SEMI DETACHED FAMILY HOME with GARAGE and DRIVEWAY for Two Cars Positioned in a Peaceful Cul De Sac in Chells Manor. Features include, FITTED OAK KITCHEN/BREAKFAST ROOM, Lounge and Dining Area with BAY WINDOW, Newly Re- Fitted Downstairs W.C, Ensuite and Family Bathroom, THREE SIZEABLE BEDROOMS, Landscaped Rear Garden, VIEWING STRONGLY SUGGESTED, OFFERED CHAIN FREE.

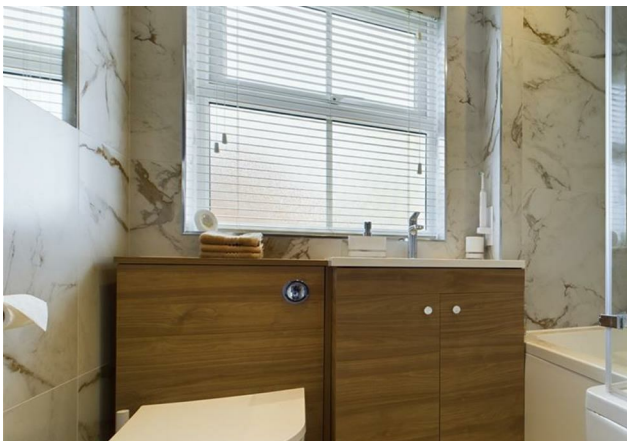




- Simply Stunning Three Bedroom Semi Detached
- Garage and Driveway for Two Cars
- Positioned in a Peaceful Cul De Sac in Chells Manor
- Fitted Oak Kitchen/Breakfast Room
- Lounge and Dining Area with Bay Window
- Newly Re- Fitted Downstairs W.C, Ensuite and Family Bathroom
- Three Sizable Bedrooms
- Master Bedroom with Ensuite and Dressing Area
- Landscaped Rear Garden
- OFFERED CHAIN FREE









#### Entrance Hallway

5'11 x 3'1 (1.80m x 0.94m)

Light Oak Laminate Flooring, Composite Door to Front Aspect, Stairs to 1st Floor Landing, Single Panel Radiator, Consumer Unit, Dado Rail, Smoke Alarm.

#### Lounge and Dining Area with Bay Window

24'10 x 9'7 (7.57m x 2.92m )

Double Glazed Window to Front Aspect, Double Panel Radiator, Laminate Flooring, Fireplace with Bespoke Oak Hand Crafted Wooden Mantle and Marble Surround, Coved Ceiling, Dimer Switch, Heating Control, Double Glazed Window to Rear Aspect, Single Panel Radiator, Coved Ceiling, Under Stairs Cupboard, 2 x Dimer Switches,

#### Fitted Oak Kitchen/Breakfast Room

11'4 x 5'3 (3.45m x 1.60m )

Roll Top Work Surfaces, Tiled Splash Back, Sink and Mixer Tap, AEG Gas Hob , Extractor Fan, Display Cabinet, Built in Fridge, Tiled Splash Back, Double Glazed Door with integral blind to Rear Aspect, Breakfast Bar, Wall Mounted British Gas Boiler 330+, Wine Rack, Shelving Unit.

#### Fitted Downstairs W.C

4'6 x 2'3 (1.37m x 0.69m )

Fully Tiled Floor to Ceiling, Low Level W.C with Push Button, Hand Basin, Heated Towel Rail, LED Spot Lighting, Vanity Cupboard.

#### Landing

5'4 x 6'2 (1.63m x 1.88m )

Doors to all rooms, Smoke Alarm, Coved Ceiling, Airing Cupboard with new tank, Smoke Alarm, Loft Access which is boarded.

#### Bathroom

6'2 x 6'2 (1.88m x 1.88m)

Porcelain Tiled Flooring, Fully Tiled Floor to Ceiling, Low Level WC with Push Button, Wash Basin with Mixer Tap, Vanity Cupboard, P-Shaped Bath with Mains Shower with Pump Unit, Mixer Tap, Double Glazed Window to Rear Aspect, LED Spot Lighting, Extractor Fan, Heated Towel Rail.

#### Bedroom Three

Single Panel Radiator, Double Glazed Window to Rear Aspect.

#### Bedroom Two

Single Panel Radiator, Double Glazed Window to Rear Aspect.

#### Master Bedroom with Dressing Space

10'10 x 9'9 (3.30m x 2.97m )

Dado Rail, Double Panel Radiator, Coved Ceiling, Ceiling Fan, Double Glazed Bay Window to Front Aspect, T.V Point.

Dressing Space - 2'10 x 2'11 Mirrored Wardrobes, Door Leading to Ensuite.

#### Fitted Ensuite

4'2 x 7'2 (1.27m x 2.18m)

Porcelain Tiled Flooring, Low Level W.C, Vanity Cupboard, Shower Cubicle with Mains Shower with Pump, Extractor Fan, Heated Towel Rail, Double Glazed Window Front Aspect.

#### Landscaped Rear Garden

Rotary Washing Line Point, Double Power Sockets, Patio Area, Laid to Lawn, Mature Shrubs and Borders, Brick Surround with Timber Fencing, Side Gated Access, Outside Tap, Outside Lighting.

#### Newly Laid Driveway for Two Cars

Newly installed Driveway for Two Cars, Perimeter Fencing, Outside Lighting.

#### Garage

16'8 x 8'2 (5.08m x 2.49m)

Power and Lighting, Metal Up and Over Door, Internal Door Leading to Kitchen.

#### Local Information and Property Information

Ayr Close is a very early phase of Chells Manor built in the early 1990's offering ideal access to Mobbsbury Shops and Bus Links, also the property is in Catchment to Nobel and Lodge Farm Schools. Stevenage mainline station is easily accessible from this property with links to London (Fastest Train 21 minutes)

Property Information - This property has had extensive improvements which include Gutters, Soffits and Fascias, Double glazing replaced throughout from original wooden units, recently fully re-carpeted upstairs and Fully redecorated Hallway, stairs & upstairs throughout.





## Council Tax Details

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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		
02-10kWh A			02-10kWh A		
10-15kWh B			10-15kWh B		
15-20kWh C			15-20kWh C		
20-25kWh D			20-25kWh D		
25-30kWh E			25-30kWh E		
30-35kWh F			30-35kWh F		
35-40kWh G			35-40kWh G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

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The logo for Geoffrey Matthew features a yellow house icon on the left, with the name "Geoffrey" on the top line and "Matthew" on the bottom line in a yellow sans-serif font to its right.

Geoffrey  
Matthew