



## Ayr Close, Chells Manor, Stevenage, SG1 5RZ

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.

Offers Over £420,000

# Ayr Close, Chells Manor, Stevenage, SG1 5RZ



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

## 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 Newly installed Driveway for Two Cars, Perimeter Fencing, with Push Button, Wash Basin with Mixer Tap, Vanity Cupboard, Outside Lighting.

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 Boarders, 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

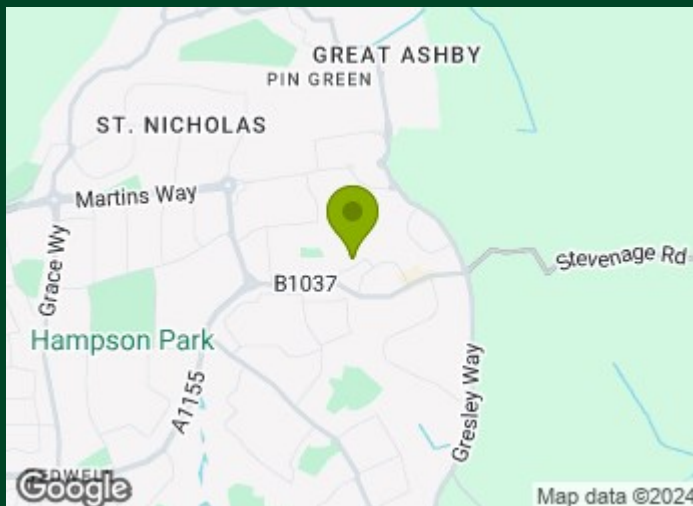
16'8 x 8'2 (5.08m x 2.49m)

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

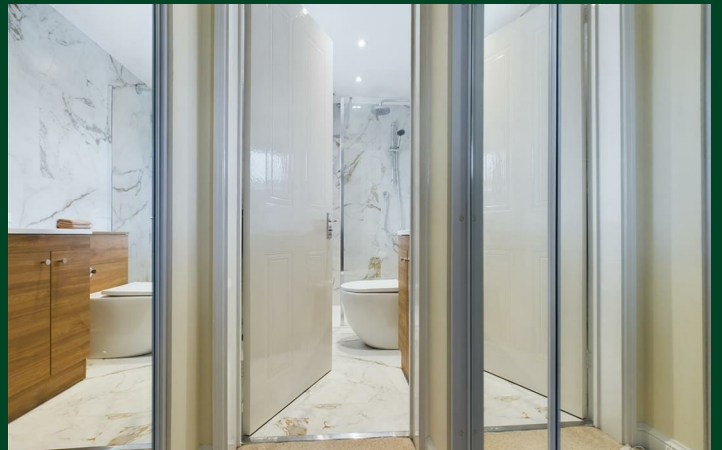
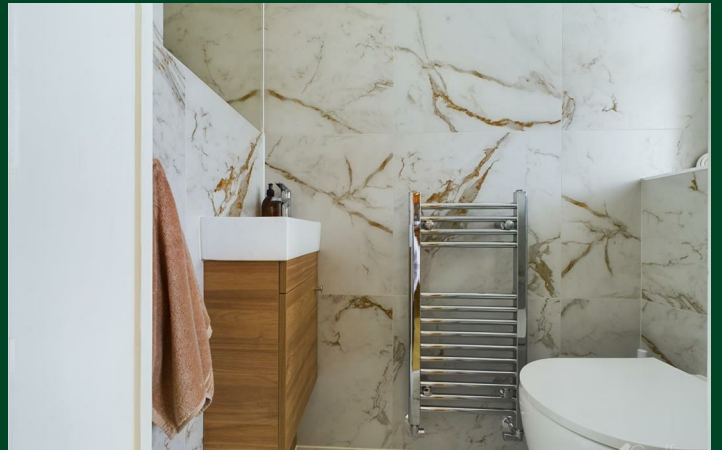
## Local Information and Property Information

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.



## Directions



# Floor Plan



## Council Tax Details

Band C

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