



## Manchester Close, Weston Heights, Stevenage, SG1 4TQ

Guide Price £575,000



GUIDE PRICE £575,000 - £600,000 This RARELY available and extremely appealing Four Bedroom detached FAMILY HOME, with Its IMMENSE KERB APPEAL and set in one of north Stevenage's continually sought after streets in WESTON HEIGHTS. Offering quick access to local woodland walks, park land and local amenities, as well close access to the picturesque village of Weston. Internally the property offers fantastic space for the growing family along with potential to expand (subject to planning). If there is one house you need to see, it is this one.





ENTRANCE HALLWAY

Access to this extremely welcoming entrance hallway via a partly glazed UPVC door with side panel UPVC double glazed window, along with an additional UPVC double glazed window to the front aspect, Oak effect laminate flooring, an under stairs recess allowing storage space, fitted alarm panel, coving to the ceiling, a double panelled radiator and doors to both lounge and kitchen areas.

DOWNSTAIRS WC

Fitted with a close coupled WC, a wall hung hand wash basin with tiled splash backs,, a continuation of the Oak effect laminate flooring, single panel radiator and a frosted UPVC double glazed window.

KITCHEN/UTILITY AREA

A generous size kitchen and utility area, which is fitted with an ample selection of wall, base and display units, with an integral electric oven and counter top four ring gas hob with extractor fan over, a counter sunk single bowl stainless steel sink and drainer with mixer tap over, space for dishwasher, tiled splash backs and tiled flooring, a Georgian style UPVC double glazed window to the front aspect, and under stairs storage cupboard, roll edge worktops, whilst the utility end of the kitchen is fitted with the same units and additional single bowl stainless steel sink and drainer, space for a washing machine, single panel radiator and doors to both the lounge and the garage.

LOUNGE

A spacious lounge with Georgian style UPVC double glazed bay window to the front aspect, Oak effect laminate flooring, with a working gas fire and decorative fire surround, marble surround and hearth, arch to dining area.

DINING AREA

With UPVC double glazed sliding patio doors, a continuation of the Oak effect laminate flooring, coving to the ceiling and a single panel radiator.

STAIRS TO THE FIRST FLOOR LANDING

A good size landing area , a pull down laddered access to very large mostly boarded loft space with circular window, built in cupboard housing the hot water cylinder, single panel radiator and doors to all first floor accommodation.

BEDROOM ONE

A superb size double bedroom, with a Georgian style UPVC double glazed window to the front aspect, a single panel radiator, two sets of fitted wardrobes with mirrored sliding doors.

EN-SUITE

Fitted with an enclosed shower cubicle and Aqualisa power shower with chrome fittings and an external positioned control, a close coupled WC, a hand wash basin with pedestal, vertical chrome heated towel rail, extractor fan and slate effect vinyl flooring.

BEDROOM TWO

Again a double bedroom with two Georgian style double glazed windows to both front and side aspects, single panel radiator, and built in wardrobes with sliding doors.

BEDROOM THREE

Yet Another double bedroom, with a Georgian style UPVC double glazed window to the side aspect, fitted wardrobes with sliding mirrored doors and a single panel radiator.

BEDROOM FOUR

a generous size single bedroom, with a Georgian style UPVC double glazed window to the rear aspect, double wardrobe and single panel radiator.

BATHROOM

Fitted with a three piece bathroom suite which comprises of a panel surround bath with mixer tap and shower attachment, an oval shaped hand wash basin set in a fitted vanity unit, a close coupled WC , wood effect vinyl flooring, mostly tiled walls, single panel radiator, extractor fan, vanity light with power point for electric shaver and a UPVC frosted double glazed window.

REAR GARDEN

This stunning corner plot garden is the largest garden in the street, so if a garden is high on your list, this will certainly appeal. comprising of mostly lawn with surrounding mature trees and shrubbery along with well stocked borders, as well as a couple of paved terraces.

GARAGE & DRIVE

Space for three cars, within a shared driveway.

OTHER INFORMATION

Great potential for outbuildings for conservatory/office of both.  
Plans are available for a further bedroom, wrap around conservatory incorporating an attractive octagonal feature.

All windows facias and soffit have been upgraded to UPVC.

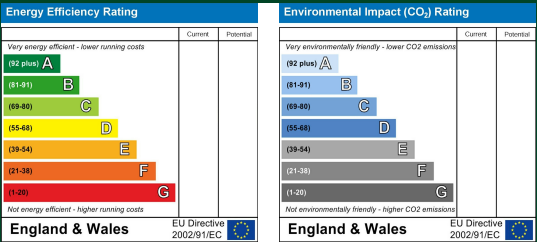
Area Map



Floor Plans



Energy Efficiency Graph



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