



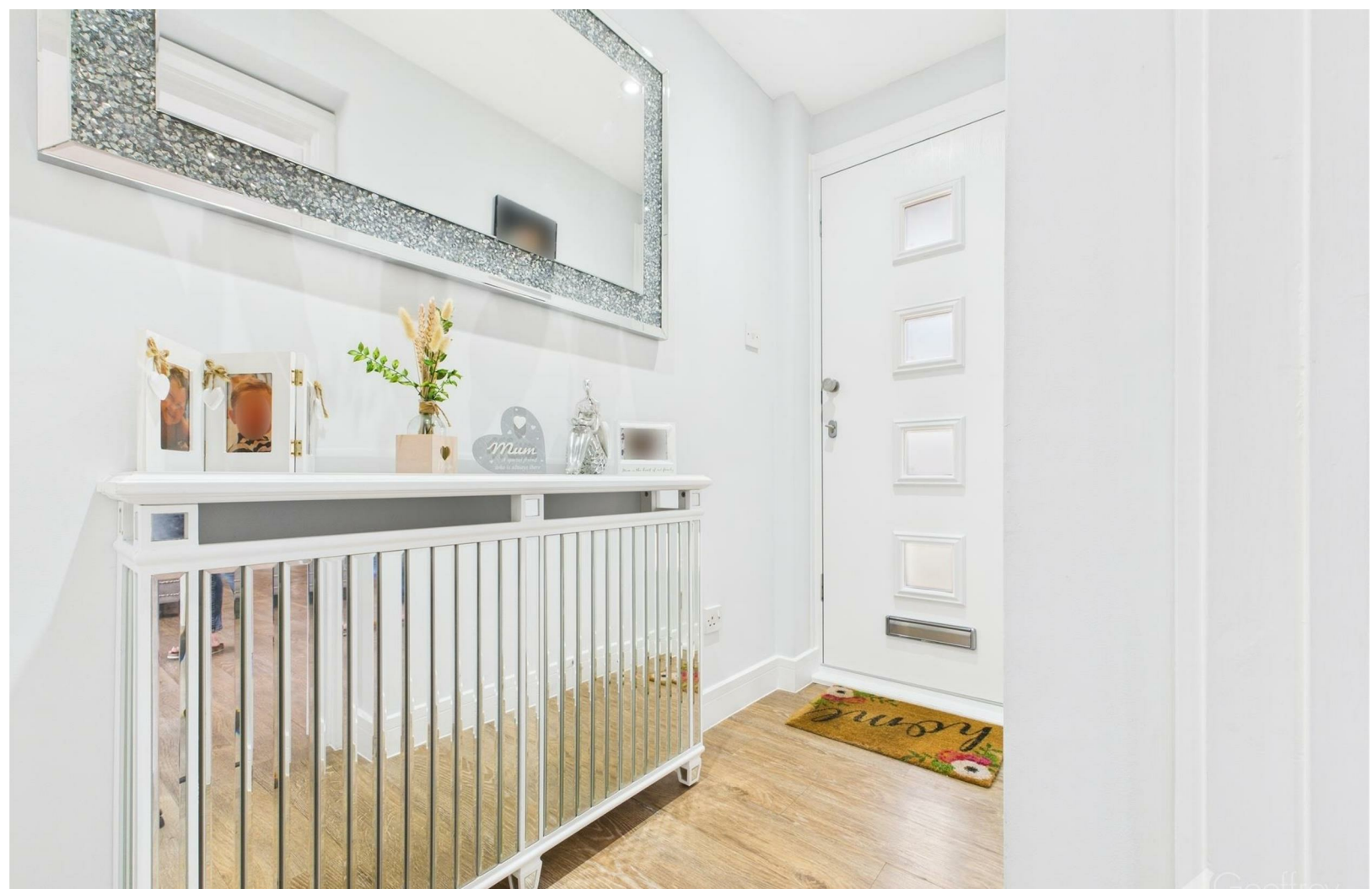
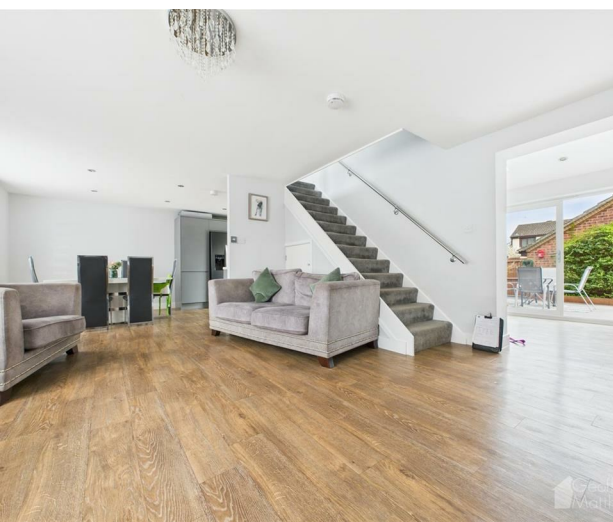
Downlands, Chells Manor, Stevenage,

Guide Price £500,000

 Geoffrey
Matthew

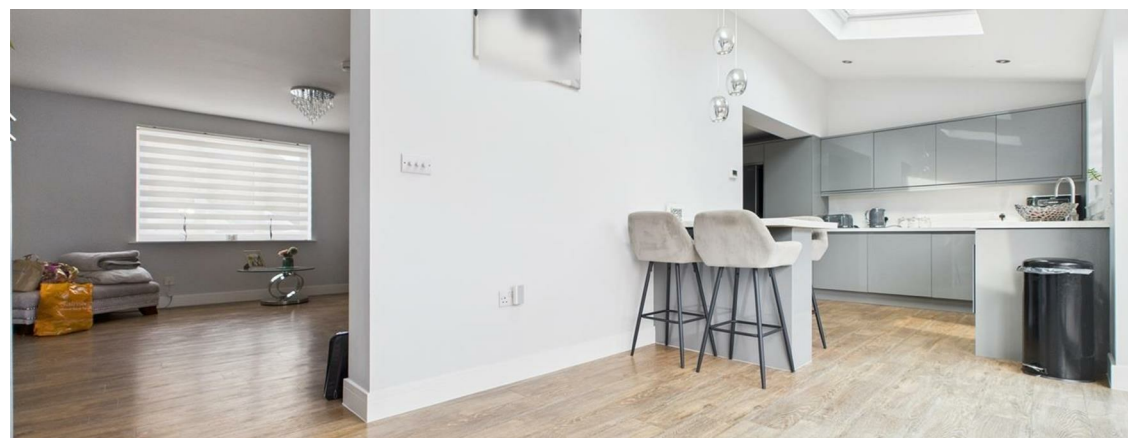


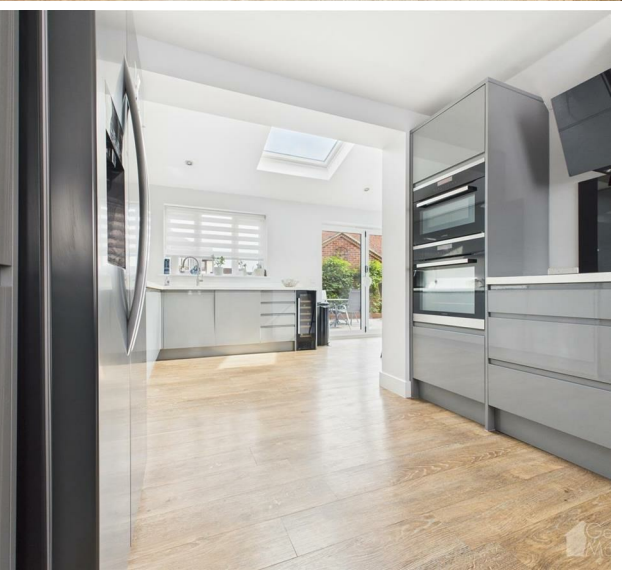
****CHAIN FREE**** GUIDE PRICE £500,000-£525,000. Geoffrey Matthew Are Delighted To Be Able To Offer For Sale This Stunning Three Bedroom Extended Detached Home, Situated In A Quite Residential Street Within The Ever Popular Chells Manor Development, Which Offers A Superb School Catchment For Both Primary And Secondary Including The Extremely Sought After Nobel School. Internally The Property Has Seen Recent Changes Throughout Including The Extension And Features A Large Lounge, Downstairs Cloakroom, Modern Kitchen & Day room With Bi-Fold Doors, Refitted Bathroom/Shower Room. Whilst Externally The Current Owners Have Spent Time And Effort To Create A Relaxing Rear Garden Space. CHAIN FREE !!!

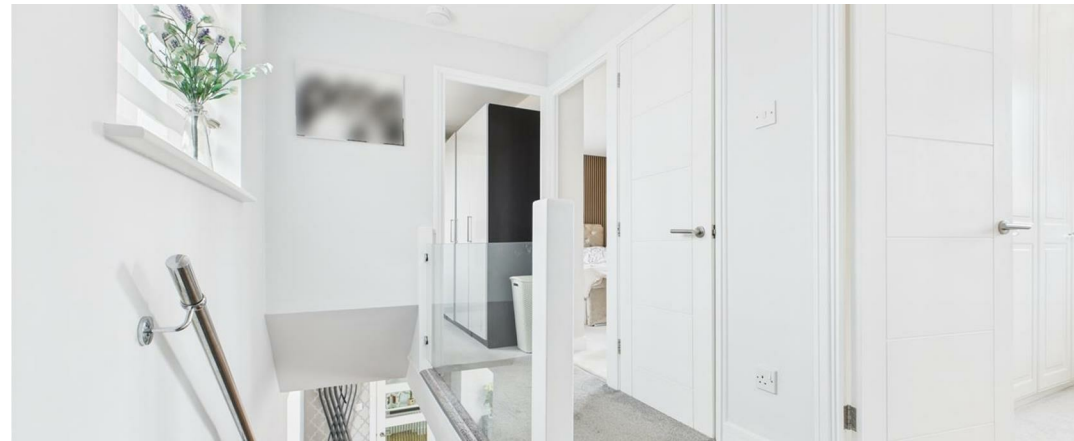


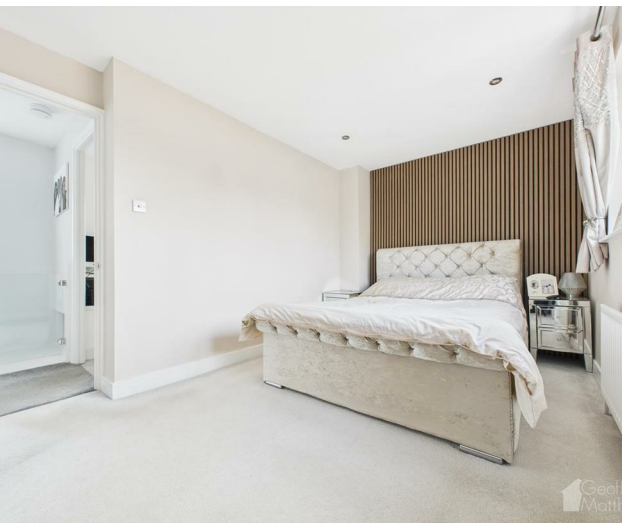


- THREE BEDROOM
DETACHED FAMILY
HOME
- CHELLS MANOR
- STUNNING
CONDITION
THROUGHOUT
- BEAUTIFULLY FITTED
MODERN KITCHEN
- REAR EXTENSION
- LANDSCAPED
GARDEN
- REFITTED
BATHROOM
- LARGE LOUNGE
- GARAGE & DRIVE
- CHAIN FREE









ENTRANCE HALLWAY

With access via a modern composite door, wood effect Karndean flooring, radiator with radiator cover and inset lighting.

DOWNSTAIRS WC

Refitted with a hidden cistern WC set in a modern gloss vanity with shelf and hand wash basin, push button chrome flush, a continuation of the Karndean flooring, full tiled wall including a Mosaic glitter effect back splash, inset lighting and a UPVC frosted double glazed window

LOUNGE

15'5"x 15'6" (4.70m"x 4.72m")

A great size lounge that is semi open planned with the remainder of the downstairs accommodation, with two UPVC double glazed windows to the front aspect, a modern vertical radiator along with a standard double panel radiator, wood effect Karndean flooring and a small under stairs storage cupboard, inset lighting and ceiling hung lights.

KITCHEN/DAY ROOM

24'x 10'5" (7.32m"x 3.18m")

This exceptional space opens itself up for very modern living and has been beautifully fitted with an extensive range of wall, base and drawer units, which include a wine chiller and dishwasher, space for a large American style fridge, Quartz effect square edge work tops and breakfast bar island, an inset one half bowl stainless steel sink and drainer with chrome mixer tap, eye level integrated oven and grill, induction hob with modern smoked glass extractor fan, two velux roof windows, inset lighting, UPVC double glazed window and double glazed bi-folding doors opening the back of the house up onto the garden, piped under floor heating.

STAIRS TO FIRST FLOOR LANDING

with access to loft space, UPVC double glazed window to the front aspect, airing cupboard and modern tempered glass bannisters.

BEDROOM ONE

14'6"x 8'5" (4.42m"x 2.57m")

UPVC double glazed window to the front aspect, and single panel radiator.

BEDROOM TWO

9'3"x 8'8" (2.82m"x 2.64m")

UPVC double glazed window to the front aspect, single panel radiator and fitted wardrobes to one wall

BEDROOM THREE

9'6"x 6'8" (2.90m"x 2.03m")

A good size single bedroom which is currently utilised by the owners as a dressing room, UPVC double glazed window to the rear aspect, vinyl plank flooring and a single panel radiator

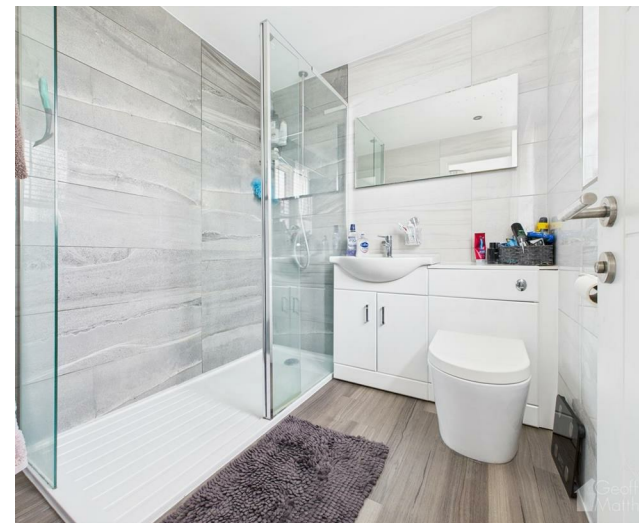
BATHROOM

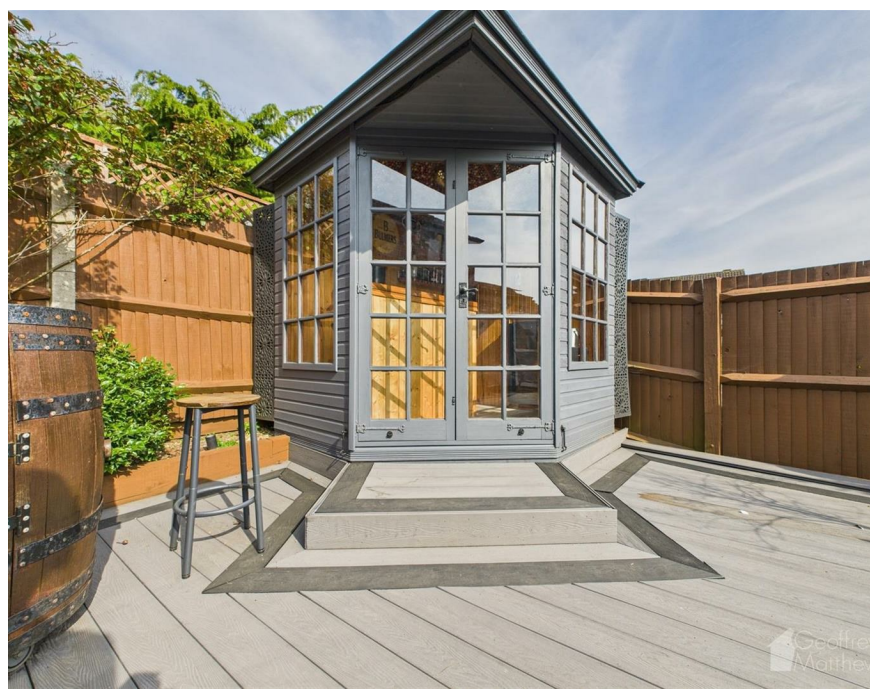
Beautifully refitted with a modern suite that includes a walking low profile double width shower with chrome shower fittings, fully tiled walls, a white gloss vanity system incorporating a hidden cistern WC and hand wash basin, chrome mixer tap and chrome push button flush, Karndean wood effect flooring, a heated chrome towel rail and inset lighting, UPVC frosted double glazed window.

REAR GARDEN

If the garden space you are looking for is to relax and entertain then this should tick all the boxes with it magnificent composite decked terrace LED dot lighting in the borders, down lighting from the soffits, an area of artificial lawn, and a fully operational bar with power and lighting, raised planted borders and gated side side access along access to the garage. Sit back and enjoy.

GARAGE & DRIVE





Council Tax Details

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(48-54) E				(48-54) E			
(35-47) F				(35-47) F			
(1-34) G				(1-34) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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Matthew