



Minerva Close, Chells Manor, Stevenage, SG2 7RA

****BACK TO MARKET****GUIDE PRICE £600,000 - £625,000 A SUBSTANTIAL and MODERNISED FOUR/FIVE BEDROOM DETACHED HOME with DRIVEWAY FOR FOUR CARS Positioned on a LARGE PLOT at the end of a Cul De Sac in One Of the Most Respectable Positions in Chells Manor. Features Include, SPACIOUS LUXUARY FITTED KITCHEN, BREAKFAST ROOM and Dining Room, Lounge Area with BAY WINDOW, Downstairs Bedroom/Reception Room with Downstairs Shower Room, THREE DOUBLE BEDROOMS and One Single Bedroom, FITTED MODERN BATHROOM and TWO ENSUITES, Delightful Rear Garden, OFFERED CHAIN FREE, Viewing Highly Recommended.

Guide Price £600,000

Minerva Close, Chells Manor, Stevenage, SG2 7RA

- Substantial and Modernised Four/Five Bedroom Detached Home
- Positioned on a Large Plot and the End of a Cul De Sac
- Spacious Luxury Kitchen,Breakfast and Dining Area
- Downstairs Bedroom/Reception Room and Ensuite Shower Room
- Fitted Bathroom and Two Ensuities
- Driveway for Four Cars
- One of the Most Respected Locations in Chells Manor
- Lounge Area with Bay Window
- Three Double Bedrooms
- Offered Chain Free

Entrance Hallway

16'8 x 8'6 (5.08m x 2.59m)

Wood Flooring, Double Glazed Door and Window to Front Aspect, Single Panel Radiator, Archway Feature, Stairs to 1st Floor Landing, Wooden Flooring, Understairs Cupboard.

Lounge Area with Bay Window

19'0 x 11'8 (5.79m x 3.56m)

Single Panel Radiator, Double Glazed Window to Front Aspect, Living Gas Fire with Marble Surround, T.V Point, Coved Ceiling, Dimmer Switch, Double Doors Opening to Kitchen/Dining Area.

Downstairs Bedroom/Office

12'5 x 7'6 (3.78m x 2.29m)

Spot Lighting, Consumer Unit, Double Glazed Window to Front Aspect, Single Panel Radiator, Coved Ceiling.

Downstairs Shower Room

2'6 x 6'7 (0.76m x 2.01m)

Low Level W.C, Fully Tiled Surround, Hand Basin with Tiled Splash Back, Extractor Fan, Combi Boiler (Enclosed), Under Floor Heating.

Kitchen, Breakfast and Dining Area

26'4 x 10'2 (8.03m x 3.10m)

Underfloor Heating, Granite Work Surfaces, Premier Range Cooker and Extractor, Cupboards at Eye and Base Level, Butler Sink, Double Zanussi Oven, Built in Hotpoint Dishwasher, Indesit Built in Washing Machine, LED Spot Lighting, Double Glazed Window to Rear Aspect, Solid Wood Flooring, Double French Doors Opening to Rear Garden.

Landing

10'6 x 3'4 (3.20m x 1.02m)

Loft Access, Smoke Alarm, Airing Cupboard with Tank, Doors to all rooms.

Bedroom Four

7'10 x 8'0 (2.39m x 2.44m)

Double Glazed Window to Rear Aspect, Fitted Wardrobe, T.V Point, Dimmer Switch.

Bedroom Three

10'7 x 8'3 (3.23m x 2.51m)

Single Panel Radiator, Fitted Wardrobes, Double Glazed Window to Rear Aspect, Dimmer Switch.

Bedroom Two

11'8 x 9'0 (3.56m x 2.74m)

2 x Fitted Wardrobes, Double Glazed to Front Aspect, Door to Ensuite, Dimmer Switch.

Ensuite

4'7 x 6'10 (1.40m x 2.08m)

Low Level W.C, Wash Basin with Mixer Tap, Tiled Surround, Double Glazed Window to Side Aspect, LED Spot Lighting, Extractor Fan, Low Level W.C, Shower Cubicle with Mains Shower, Heated Towel Rail.

Bedroom One

11'9 x 11'8 (3.58m x 3.56m)

Fitted Wardrobes, Single Panel Radiator, Double Glazed Window to Front Aspect, Spot Lighting, Door to Ensuite.

Ensuite to Bedroom One

4'1 x 5'0 (1.24m x 1.52m)

Double Glazed Window to Front Aspect, LED Spot Lighting, Tiled Flooring, Wash Basin with Tiled Splash Back, Shower Cubicle with Main Shower, Extractor Fan, Heated Towel Rail.

Delightful Rear Garden

Decking Area, Laid to Lawn, Timber Fencing, Outside Lighting, Outside Tap, Side Gated Access, Circular Patio Area, 10 x 6 Shed, Mature Trees and Shrubs.

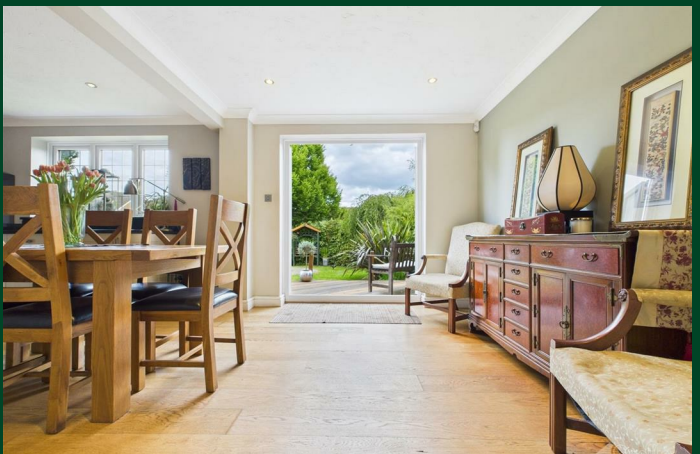
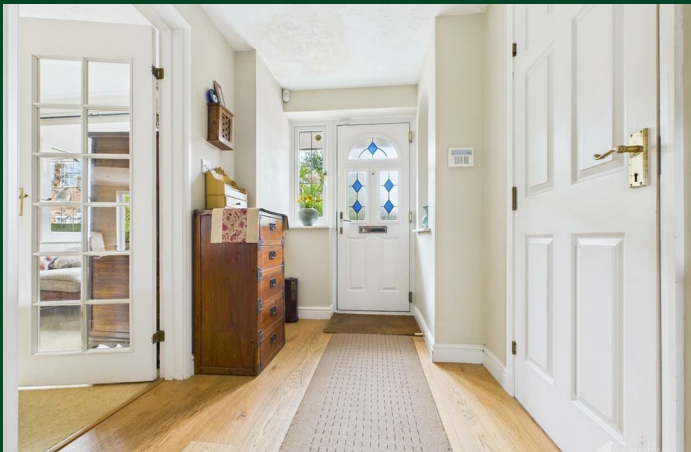
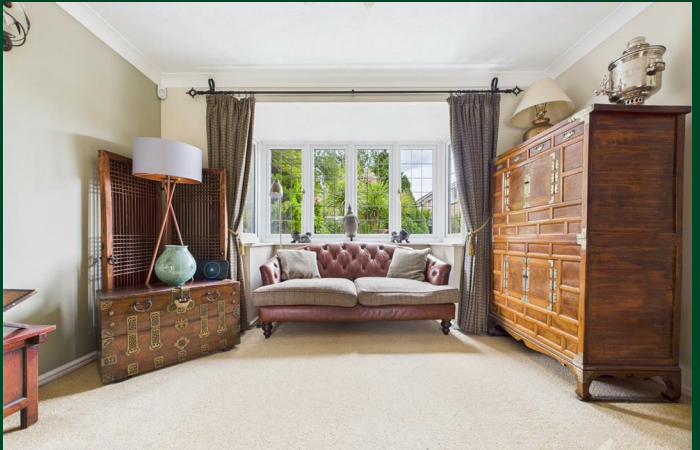
Front Driveway and Garden

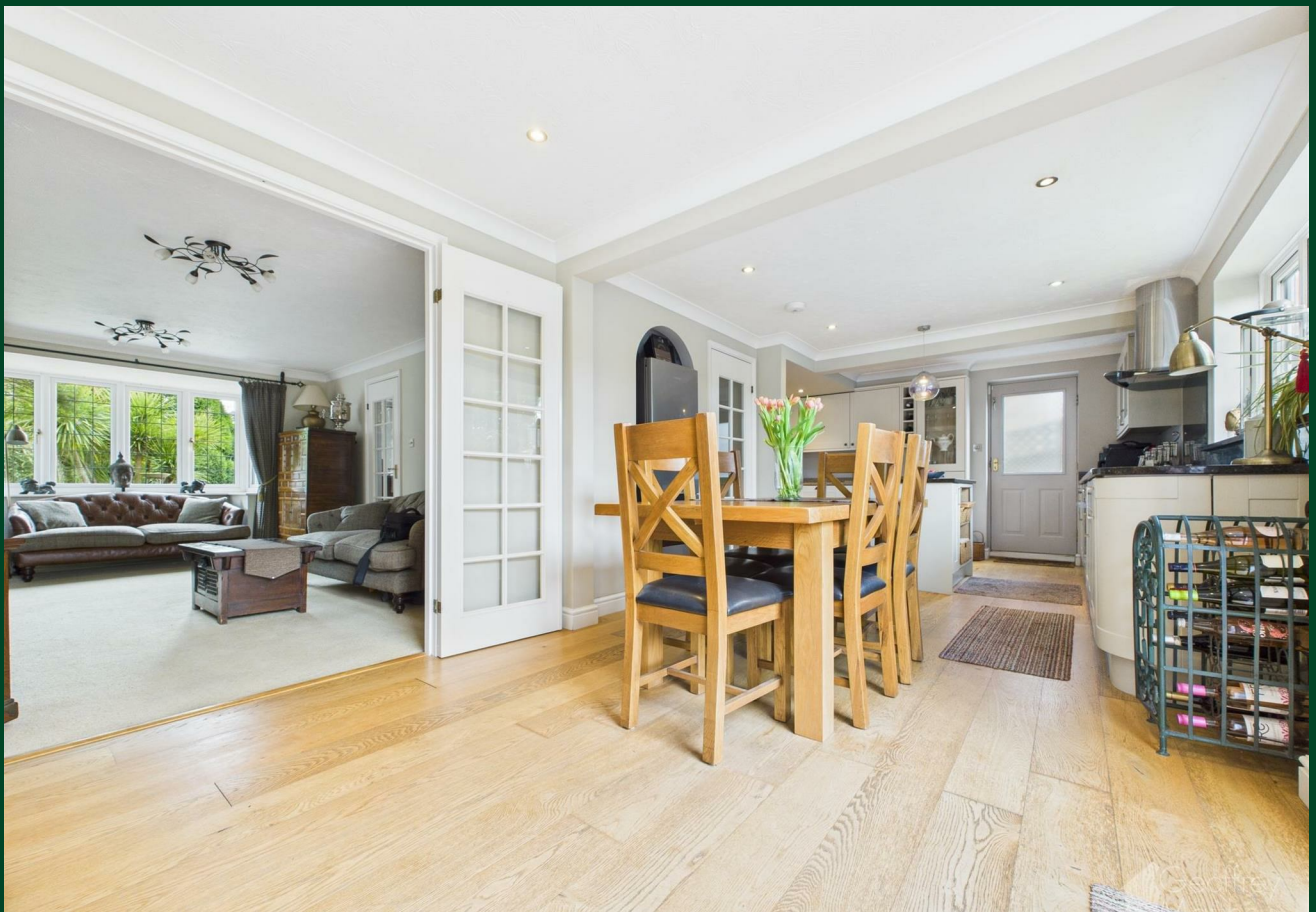
Driveway for 4 Four Cars, Mature Trees and a Flower Borders.

Local Information

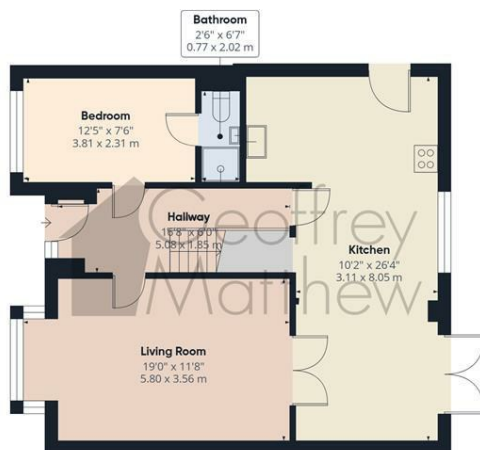
This property is peacefully located in a Cul De Sac located on substantial plot offering excellent parking located in Chells Manor situated in North Stevenage close to Open Countryside and Box Wood. There is also direct access to Serpentine Park and Martinswood and is close to Ofsted rated schools, Lister Hospital.

Easy access to mainline railway station with fast access into London Kings Cross (22 mins), Stevenage town centre with variety of shops and leisure facilities (cinema restaurants etc) short distance from the historic Old Stevenage.





Floor Plan

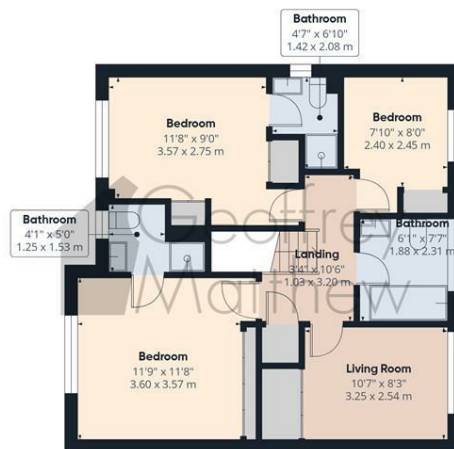


Floor 0



Approximate total area⁽ⁿ⁾

1342 ft²
124.9 m²



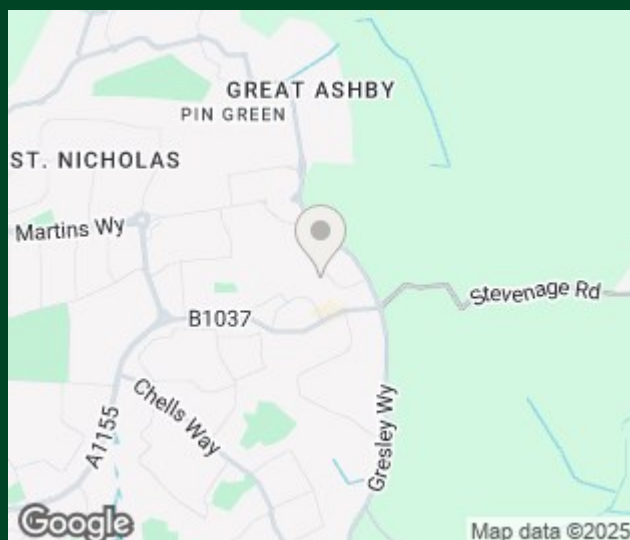
Floor 1

(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.

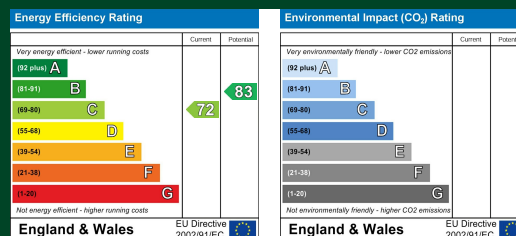
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Council Tax Details

Band:



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.

Old Harlow: 01279 444988 Email: harlow@geoffreymatthew.co.uk
Great Ashby: 01438 740111 Email: greatashby@geoffreymatthew.co.uk