



Uplands, Chells Manor, Stevenage, SG2 7DW

Geoffrey Matthew Are Particularly Pleased To Be Able To Offer For Sale This Incredibly Beautifully Presented Three Bedroom Detached Family Home, Situated In A Quiet Cul-De-Sac Within The Desirable Chells Manor Area Of Stevenage Located On The Very Edge Of North Of The Town, Which Offers Superb Catchment For Both Primary & Secondary Schools Including Nobel School, A Selection Of Local Shops And A Wide Range Of Woodland Walks Close By. Internally The Current Owners Have Left No Stone Unturned Including Extending The Front Of House On Both Floors And A Sensational Refitted Kitchen/Diner With Additional Utility Room. Externally The Property Benefits From A Good Size Drive And Spacious Garden Space To Relax In. ** IF THERE IS ONE HOUSE YOU SEE THIS SUMMER THIS IS IT **

Price £465,000

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- EXTENDED THREE BEDROOM DETACHED FAMILY HOME
 - GENEROUS SIZE LOUNGE
 - OFFICE SPACE
 - DRIVE AND EXTREMELY GENEROUS SIZE REAR GARDEN
- CHELLS MANOR
 - ELEGANT REFITTED KITCHEN/DINER
 - EN-SUITE TO MASTER BEDROOM
- BEAUTIFULLY PRESENTED MODERN HOME
 - UTILITY ROOM & DOWNSTAIRS WC
 - SUBERB SCHOOL CATCHMENT

ENTRANCE HALLWAY

With access via a modern composite cottage style door with central window light, beautiful laid solid Oak flooring, single panel radiator and a glazed Oak door leading to the living space.

LOUNGE

This extended lounge area offers fantastic family space with a continuation of the solid Oak flooring, a UPVC double glazed window with fitted shutter blinds to the front aspect, two contemporary column radiators, subtle inset lighting under stairs push in cupboard tidy and finished with a log burner with granite hearth and surround, Again with a solid Oak door to kitchen/diner.

KITCHEN/DINER

This stunning section off the house was completed in the last three to four years and comprises of a great selection of soft grey gloss handleless wall, base and drawer units, integrated Neff dishwasher, with elegant Quartz work tops including upturns and cooker splash back, sunken stainless steel butler style sink with a Bristan four way tap over (which offers both boiling and filtered cold water), a induction hob with modern extractor hood over, double eye level Zanussi oven, inset lighting, a vertical column radiator, a UPVC double glazed window to the rear aspect along with a set of UPVC French patio doors to the garden, porcelain tiled flooring, ample space for dining and solid Oak doors to both office and utility room.

UTILITY ROOM

fitted with a selection of similar units and Quartz work surface, spaces for washing and dryer, along with space for American style fridge with plumbing for cold water, a chrome heated towel rail, understairs storage cupboard and porcelain tiled flooring.

DOWNSTAIRS WC

fitted with a modern suite which includes a concealed cistern with a

push button flush, a smart vanity system with combined hand wash basin and chrome mixer tap, with toughened glass vanity shelf, hand crafted bespoke tiled flooring, chrome heated towel rail, overhead cabinet, inset lighting, UPVC double glazed window to the rear with fitted shutter blind.

OFFICE

originally the garage space, this was partly converted by the current owners to provide a working office space, which includes an essential light tunnel to provide natural light, Luxury vinyl plank flooring in a grey, additional loft storage, a vertical column radiator and a door through to the remaining storage part of the garage with a newly installed roller door

STAIRS TO FIRST FLOOR LANDING

set off by a rising Oak and toughened glass hand rail, access to loft space which includes a larger drop down loft hatch with attached ladder and lighting, a continuation of the Oak and toughened glass handrail, a UPVC double glazed window to the side aspect with fitted shutter blind,

BEDROOM ONE

This good size double bedroom has been improved by the current owners by carry on the downstairs extension to make this bedroom larger than usual, with a UPVC double glazed window to the front aspect with fitted shutter blinds, a vertical column radiator, inset lighting and a built in storage cupboard.

EN-SUITE

Beautifully refitted with a corner shower cubicle with a Milano fitted shower including a rainfall shower head,, elegant vanity and mould hand basin combination with chrome mixer tap, a coloured toughened glass vanity shelve and splash along with a fitted vanity mirror, WC with hidden cistern and chrome push button flush, partially porcelain

tiled walls and matching tiled flooring, chrome heated towel, an Xpelair extractor fan, inset lighting, electric shaving point and small frosted UPVC double glazed window.

BEDROOM TWO

Again a double bedroom with a UPVC double glazed window to the rear aspect with fitted shutter blinds, Oak effect laminate flooring, inset lighting, radiator and a shelved recess.

BEDROOM THREE

like with the Main bedroom this was also extended making it larger than its original design, with a UPVC double glazed window to the front aspect and inset lighting.

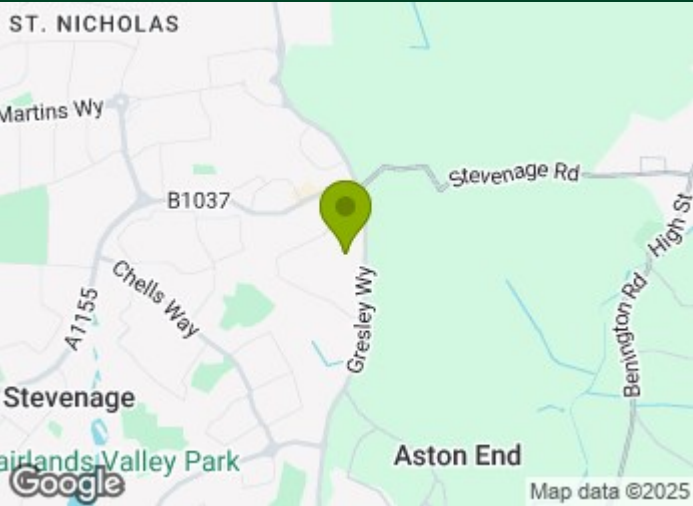
BATHROOM

Similar to the rest of the house this was refitted by the current owners and comprises of a panel surround bath with over head Aqualisa shower including digital control that operates both shower and bath , a bi-folding fitted shower screen a hand wash basin with chrome mixer tap set in an elegant vanity system including Quartz vanity shelf, large fitted vanity mirror, concealed cistern WC with chrome push button flush , inset lighting , chrome heated towel rail, an Xpelair extractor, porcelain tiled walls and flooring and a UPVC frosted double glazed window.

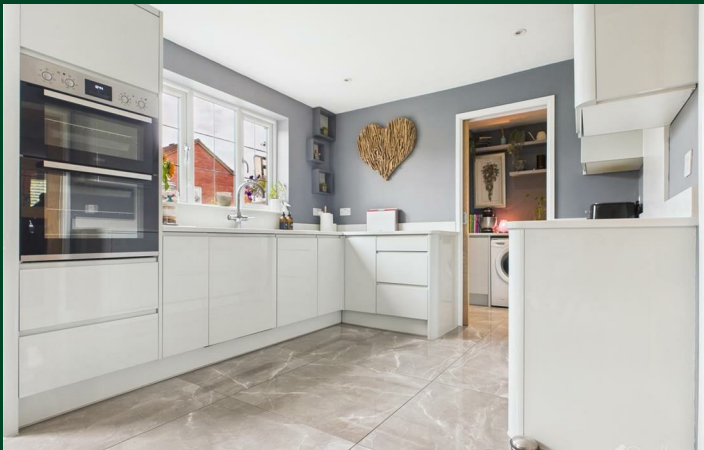
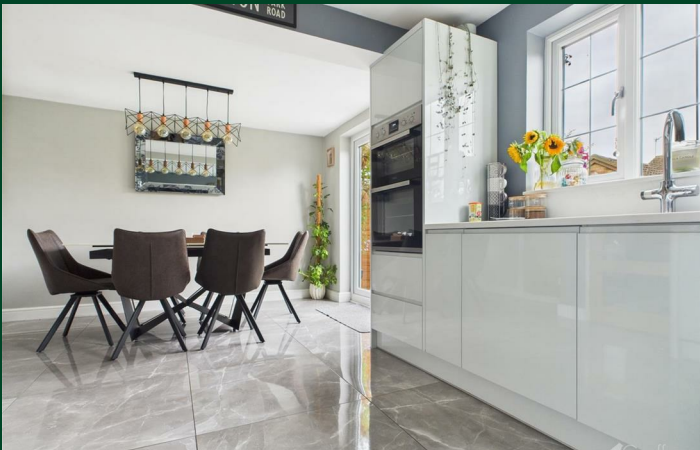
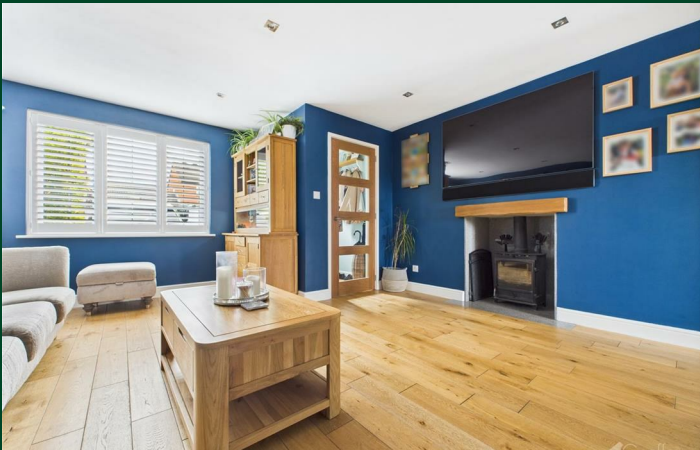
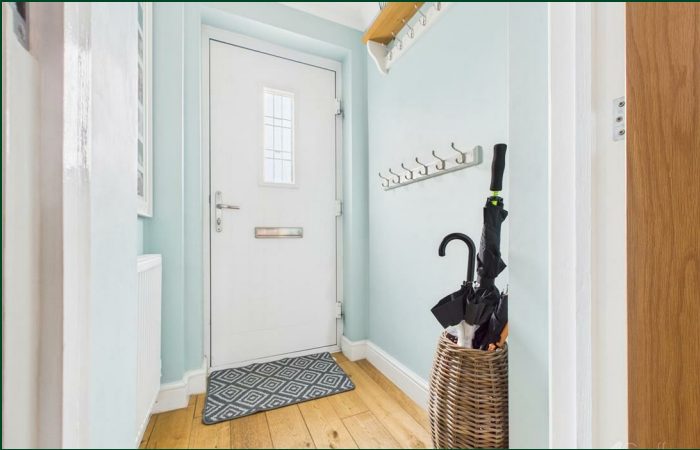
REAR GARDEN

An extremely well presented rear garden which has been thoughtfully landscaped and includes a generous paved terrace with a luxurious BBQ prepping area with plumbed sink storage and drinks cooler, Quartz work surfaces , a good size central lawn with an array of planted borders, whilst to the lower end of the garden their is a tasteful, slightly sunken additional terrace with geometrical patterned external tiling and a timber shed, gated side access, external tap, lighting and power points.

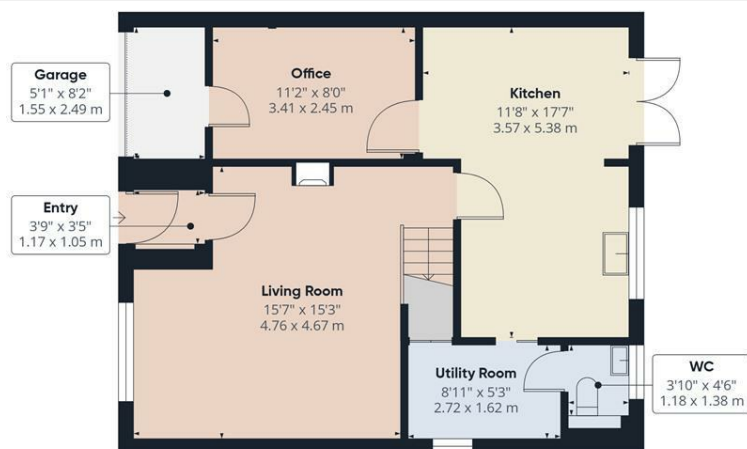
DRIVEWAY



Directions

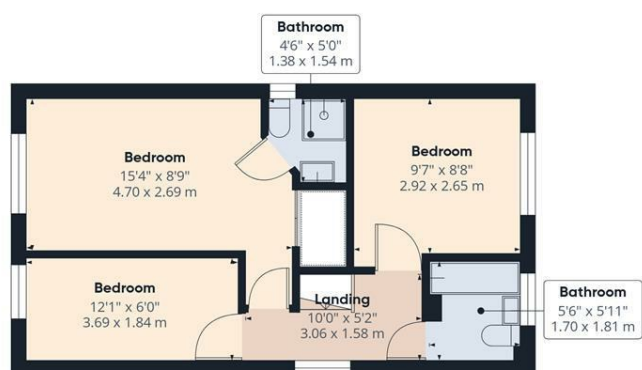


Floor Plan



Floor 0

Approximate total area⁽ⁿ⁾
1030 ft²
95.9 m²



Floor 1

(1) Excluding balconies and terraces

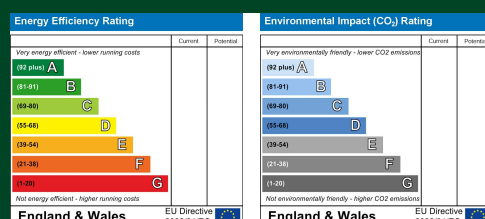
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council Tax Details

£2,788 Band E

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