



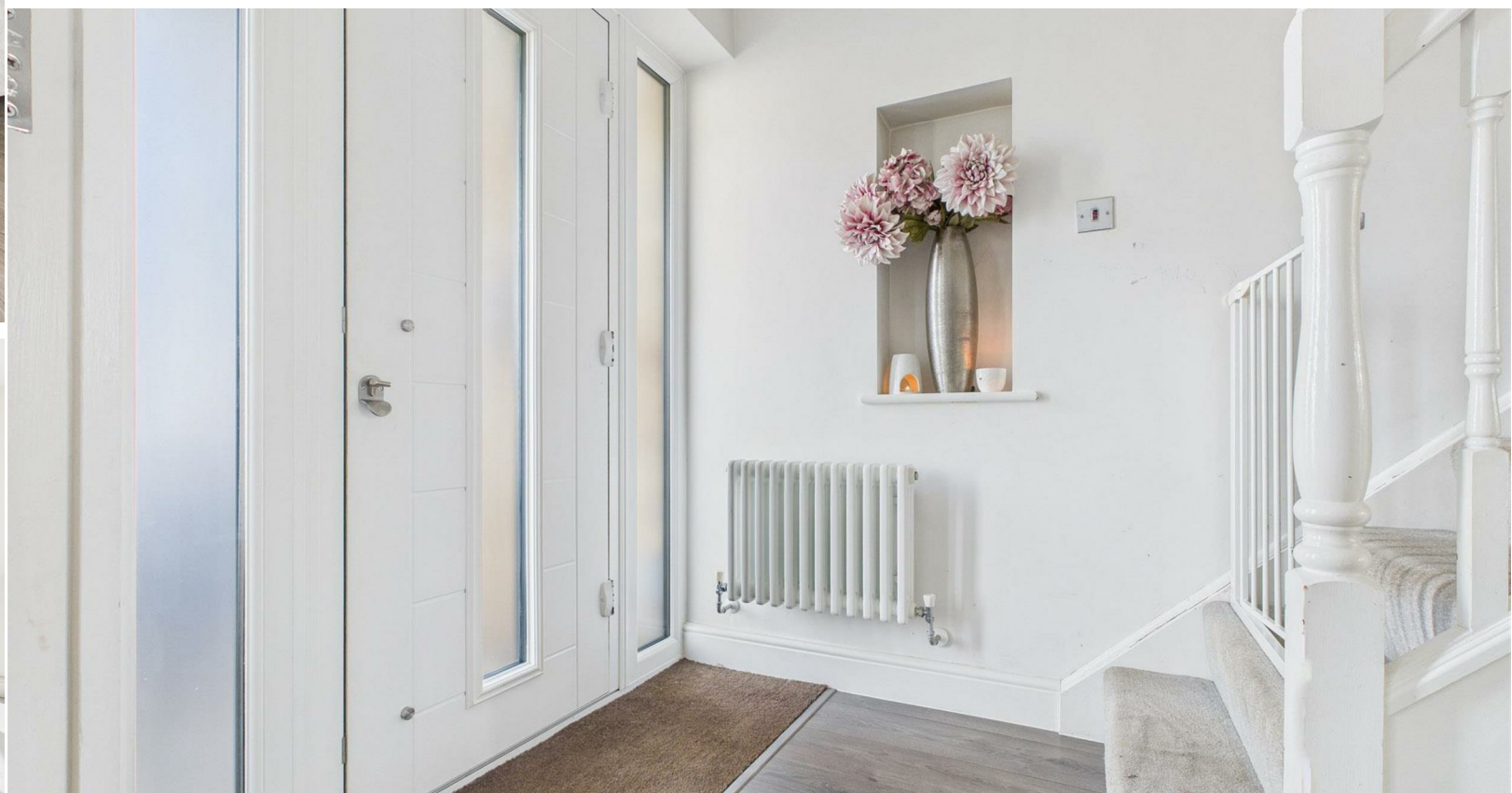
Manchester Close, Weston Heights, Stevenage,

Guide Price £575,000

 Geoffrey
Matthew

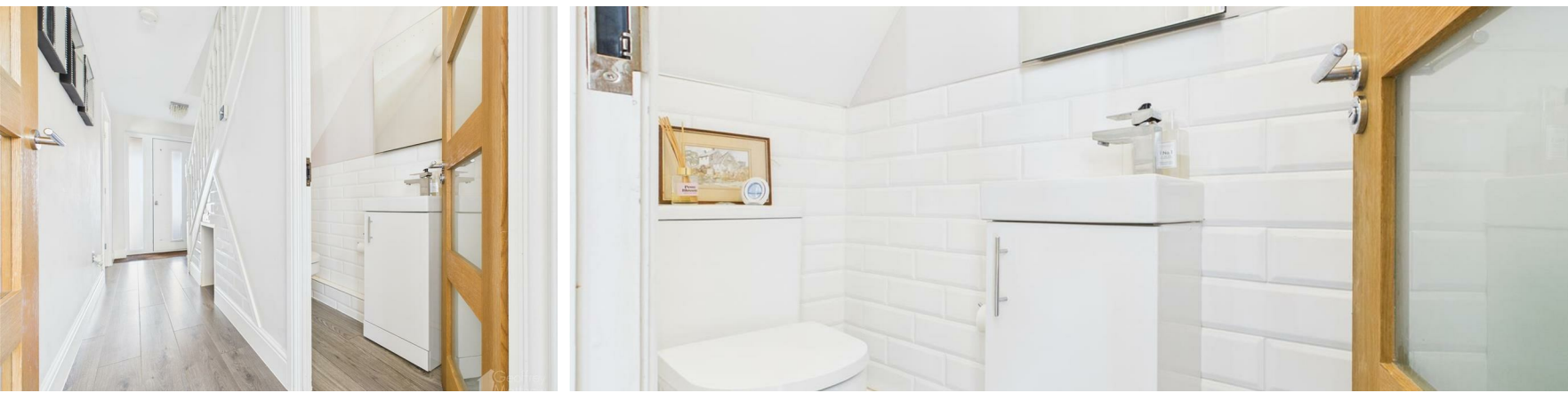


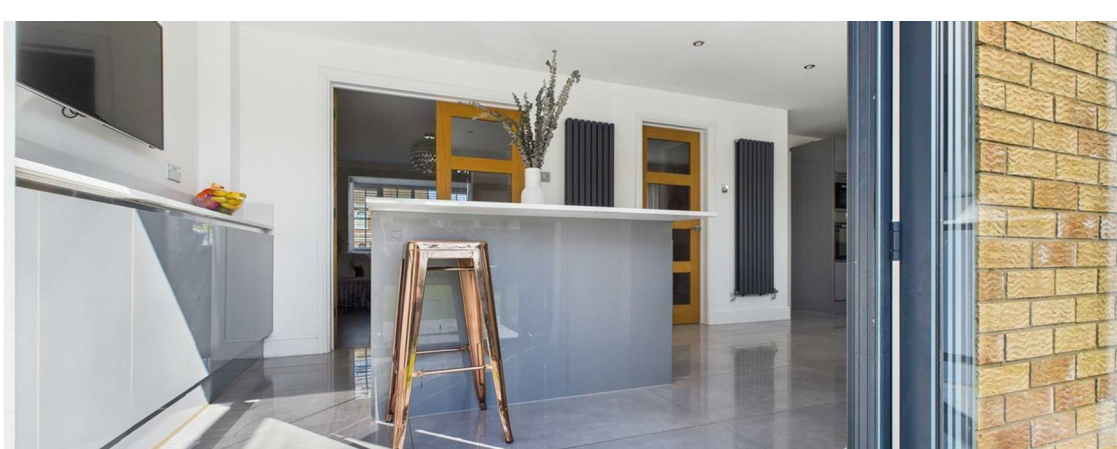
GUIDE PRICE £575,000 - £600,000 Geoffrey Matthew Are delighted To Be Able To Offer For Sale This Beautiful Family Home, situated In The Sought After Weston Heights Area Close To Great Ashby With A Selection Of Nearby Shops And Range Of Woodland And Country Walks And Parks. Internally The Property Has Been Fully Modernised By The Current Owners And Includes A Stunning Kitchen/Diner, Generous Lounge And A Playroom, Then Upstairs Are Four Very Good Size Bedrooms Including a Large Master With En-Suite. Externally There Is a Great Size Walled Garden Which Also Benefits From A Working Bar Area And Superb Parking To The front Aspect. THIS IS A MUST VIEW !!!!

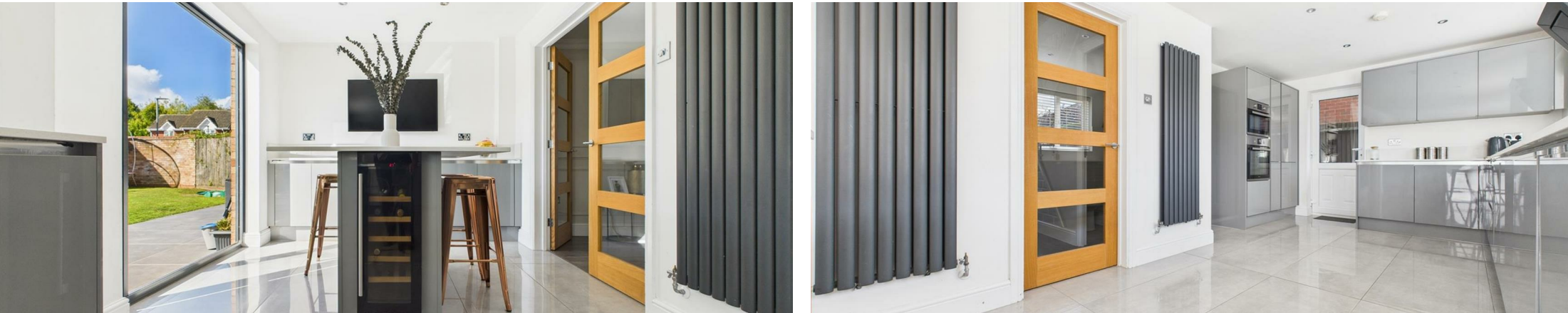




- FOUR BEDROOM DETACHED HOME
- WESTON HEIGHTS AREA/GREAT ASHBY
- SPACIOUS THROUGHOUT
- BEAUTIFULLY FITTED KITCHEN/DINER
- GENEROUS SIZE LOUNGE
- PLAYROOM
- DOWNSTAIRS WC
- MASTER WITH EN-SUITE
- LARGE SOUTH/WEST FACING GARDEN
- SUPERB OFF STREET PARKING









ENTRANCE HALLWAY

A welcoming entrance hall with access via a modern composite door and matching side panels, quality Oak effect laminate flooring and an inset coconut mat, a decorative recess, a modern column radiator, Oak glazed panel doors to all ground floor rooms and a small understairs cupboard.

DOWNSTAIRS WC

refitted with white modern fittings that include a hand wash basin set in a white gloss vanity unit and chrome mixer tap, a close coupled WC, tiles to the lower walls,, Oak effect tiled floor, chrome heated towel rail and extractor fan.

LOUNGE

A generous size lounge area with a UPVC double glazed angle bay window to the front aspect, a continuation of the Oak effect laminate flooring, a double panelled radiator, decorative coving to the ceiling and a feature wall including recess for TV and inset with a modern drift wood effect electric fire, part glazed Oak double doors to the Kitchen/Diner.

KITCHEN/DINER

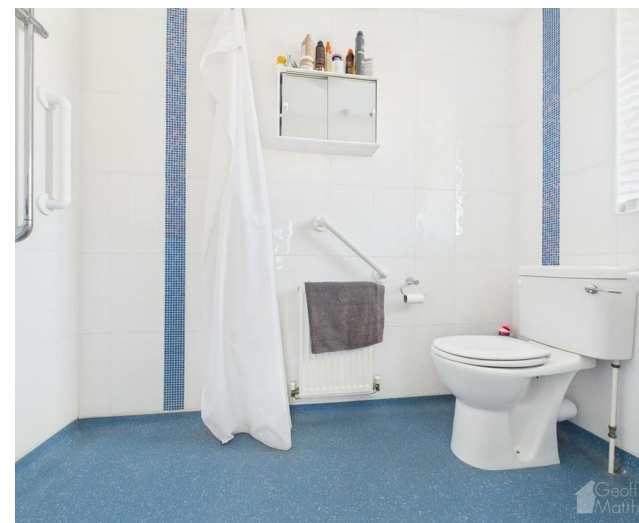
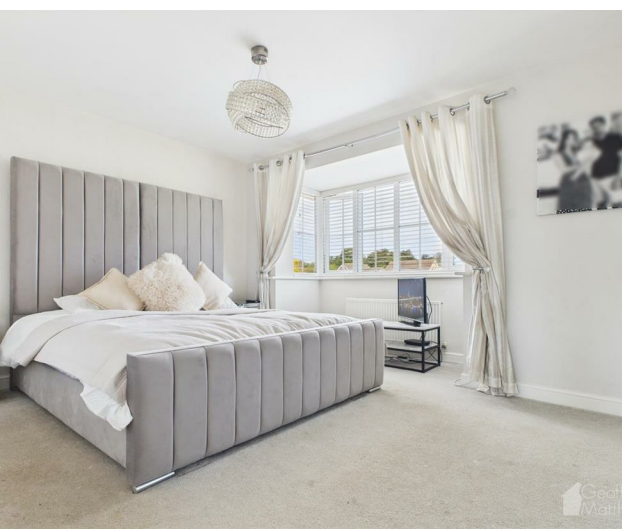
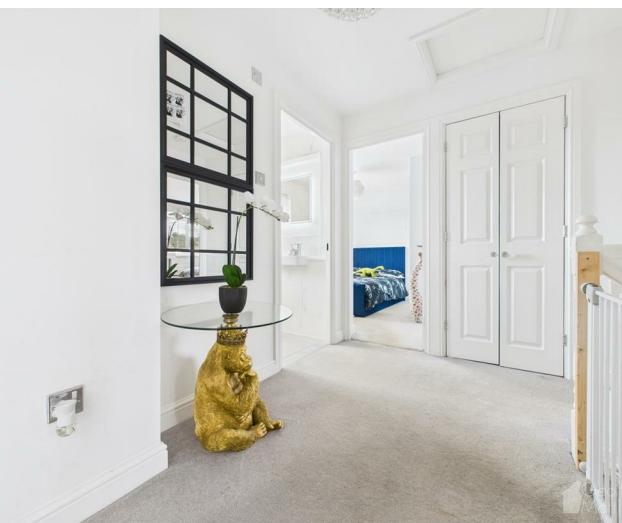
This incredible family space has been upgraded by the current owners and features a superb range of warm grey gloss handle-less wall, base and drawer units including a central island/ breakfast bar with Quartz work surfaces, a one and half bowl stainless steel butler style sink and mixer tap, integrated with a dish washer, washing machine , fridge freezer and wine cooler, porcelain tiled floor, two Anthracite grey vertical column radiators, inset lighting, Zanussi eye level oven and convector oven, AEG induction hob with extractor fan over, two UPVC double glazed windows to the rear aspect, UPVC door to side access and double glazed bi-folding doors to the rear garden.

PLAYROOM

originally the integral garage which the current owners converted in to a play room, with a frosted UPVC widow to the side aspect, fuse box and boiler, column radiator and Oak effect laminate flooring

STAIRS TO FIRST FLOOR LANDING

with doors to all first floor accommodation, access to the loft space which is boarded, a built in storage cupboard.





BEDROOM ONE

an excellent size double bedroom with fitted wardrobes with sliding mirror doors to one wall a single panel radiator, a built in storage cupboard and an angle bay window to the front aspect.

EN-SUITE/WET ROOM

With wall mounted chrome shower fittings, fully tiled walls, sink and pedestal, a close coupled WC a frosted UPVC double glazed window, single panel radiator, extractor fan and aqua laid flooring .

BEDROOM TWO

A double bedroom with a UPVC double glazed window to the front aspect, fitted wardrobe with sliding mirror doors and a single panel radiator.

BEDROOM THREE

a good size third bedroom with a UPVC double glazed window to the rear aspect, single panel and fitted wardrobes with sliding mirror doors.

BEDROOM FOUR

with a UPVC double glazed window to the rear aspect, single panel radiator and grey Oak effect laminate flooring.

BATHROOM

refitted with a white suite comprising of a tiled surround bath with chrome mixer tap a concealed cistern and inset hand wash basin set in a vanity unit a granite vanity shelf, fully tiled walls and tiled flooring, shaving power point Xpelair extractor fan, a chrome heated towel rail and frosted UPVC double glazed window.

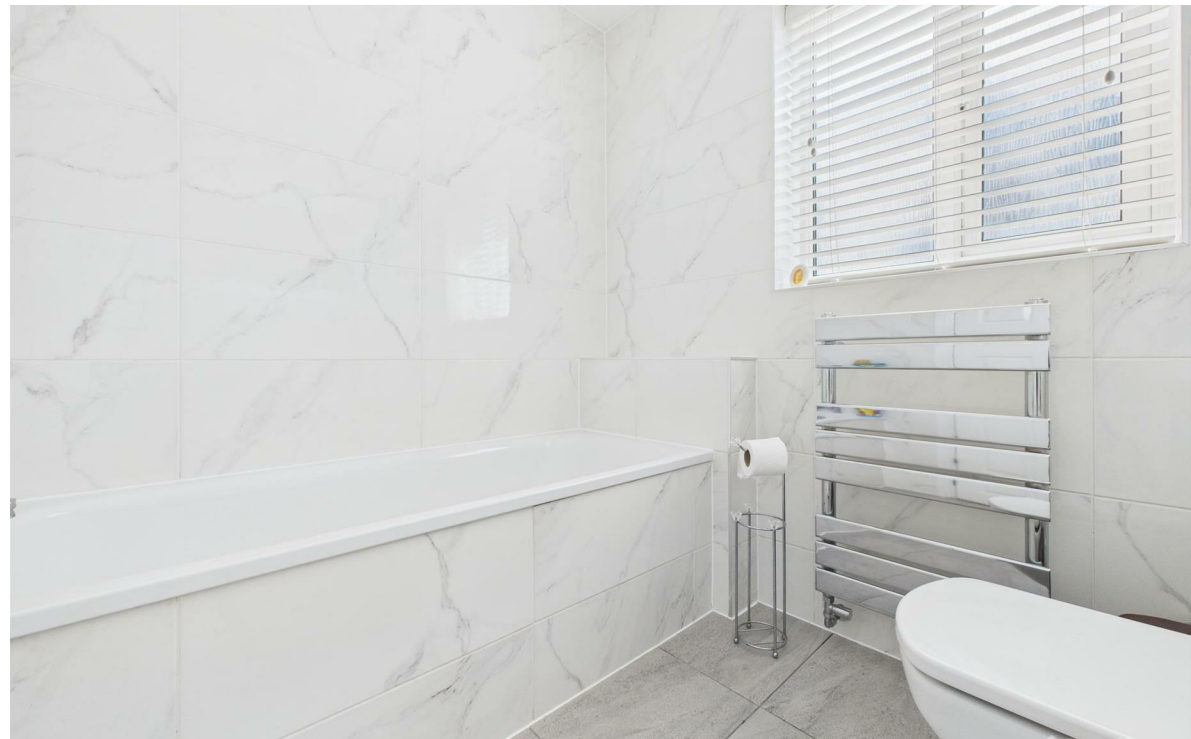
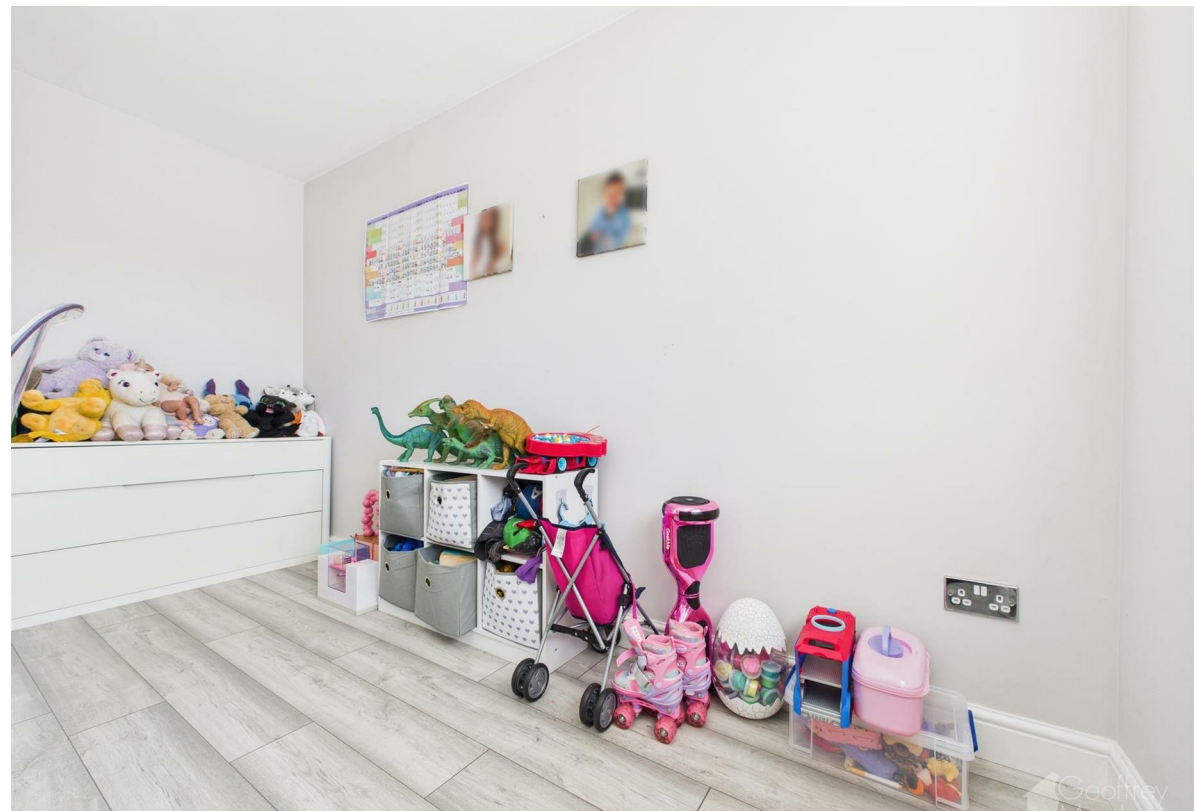
REAR GARDEN

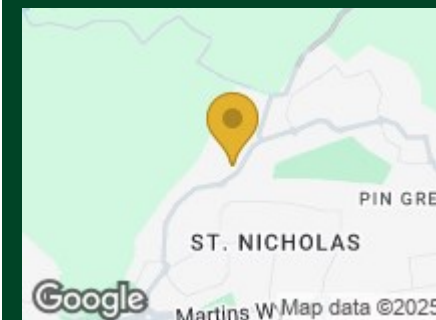
A large south/west facing walled rear garden, with a generous size lawn area and complimented by a beautifully laid terrace patio, ideal those entertain regularly as also features a fully functional bar with optics, power for fridges and TV screen, and a bar counter and shutter, external lighting and tap, gated side access and a good size shed.

FRONT ASPECT

as you have already read the garage has been converted although the current owner has left a portion to the front for storage and has a roller door fitted, side lawn and generous parking.







Council Tax Details

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Current	Potential	Current	Potential		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions			
(92-100) A	82	(91-93) A			
(81-91) B		(80-90) B			
(69-80) C		(69-80) C			
(55-68) D		(55-68) D			
(49-54) E		(49-54) E			
(41-48) F		(41-48) F			
(31-40) G		(31-40) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			



Matthew