Lulworth Close, Chrysalis Park, Stevenage, SG1 4FY

This MAGNIFICENTLY PRESENTED Three Bedroom DETACHED FAMILY HOME with GARAGE and DRIVEWAY built in 2015, Situated On The Modern Development Of CHRYSALIS PARK, Which Benefits From An Excellent School Catchment Including MARTINS WOOD PRIMARY & NOBEL SECONDARY Schooling. Features Include NEWLY Fitted WREN Kitchen/Diner, Lounge Area with French Doors Opening to Garden, Downstairs WC, THREE SIZABLE BEDROOMS Ensuite to Master Bedroom and Family Bathroom, Beautifully LANDSCAPED Rear Garden, Close to Box Wood and Serpentine Park, Viewing Highly Suggested with NO ONWARD CHAIN

£445,000

Lulworth Close, Chrysalis Park, Stevenage, SG1 4FY

- Magnificently Presented Three Bedroom Detached Family Home
- Built in 2015
- Newly Fitted Wren Kitchen/Diner
- Downstairs W.C
- Ensuite to Master Bedroom and Family Bathroom

- Garage and Driveway
- Excellent School Catchment for Martins Wood Primary & Nobel Secondary
- Lounge Area with French Doors Opening to Garden
- Three Sizeable Bedrooms
- NO ONWARD CHAIN

Entrance Hallway
Composite Door to Front Aspect, LED Spot Lighting, Single Panel Radiator, Stairs to 1st Floor Landing, Smoke Alarm.

Downstairs Cloakroom
3'0 x 5'6 (0.91m x 1.68m)
Low Level W.C, Hand Basin with Mixer Tap, Double Glazed Window to Front Aspect, Laminate Flooring, Single Panel Radiator, Wall Mounted Ideal Logic Heat 12, Extractor Fan.

Lounge Area
15'8 x 12'10 (4.78m x 3.91m)
Laminate Flooring, Understairs Cupboard, Double Panel Radiator, Double Glazed Window to Front Aspect, T.V Point, French Door Opening to Garden, Freestanding Fire with Wooden Mantle (Decorative Only)

Fitted Wren Kitchen/Diner
17'5 x 8'3 (5.31m x 2.51m)
Quartz Works Surfaces, Cupboards at Eye and Base Level, Laminate Flooring, Bay Window to Front Aspect, AEG Induction Hob, Tiled Splash Back, Bosch Extractor Fan, Built in Fridge/Freezer, Under Unit Lighting, AEG Slim Line Dishwasher, LED Spot Lighting, T.V Point, Built in Hot Point Washing Machine

Landing
3'5 x 13'1 (1.04m x 3.99m)
Doors to all rooms, Loft Access with Ladder, Smoke Alarm, Single Panel Radiator.

Bedroom One
8'6 x 12'4 (2.59m x 3.76m)
Single Panel Radiator, Double Glazed Window to Rear Aspect, Door to Ensuite, T.V Point

Ensuite
4'8 x 5'6 (1.42m x 1.68m)
Tiled Flooring, Heated Towel Rail, Low Level W.C, Vanity Cupboard, LED Spot Lighting, Shower Cubicle with Mains Shower, Shaver Point, Vanity Cupboard and Wash Basin with Tiled Splash Back, Extractor Fan.

Bedroom Two
8'7 x 10'4 (2.62m x 3.15m)
Single Panel Radiator, Double Glazed Window to Front Aspect, Fitted Wardrobe

Bedroom Three
6'9 x 8'8 (2.06m x 2.64m)
Single Panel Radiator, Double Glazed Window to Front Aspect, Shelving Unit.

Modern Bathroom
6'8 x 5'6 (2.03m x 1.68m)
Tiled Flooring, Low Level W.C, Wash Basin with Mixer Tap, Double Glazed Window to Front Aspect, Bath and Mixer Tap, Fully Tied Surround, Spot Lighting, Heated Towel Rail, Vanity Cupboard, Shaver Point.

Rear Garden
Laid to Lawn, Patio Area, Mature Trees an Shrubs, Timber Fencing, Outside Lighting, Storage Unit, Rear Gated Access, Outside Tap.
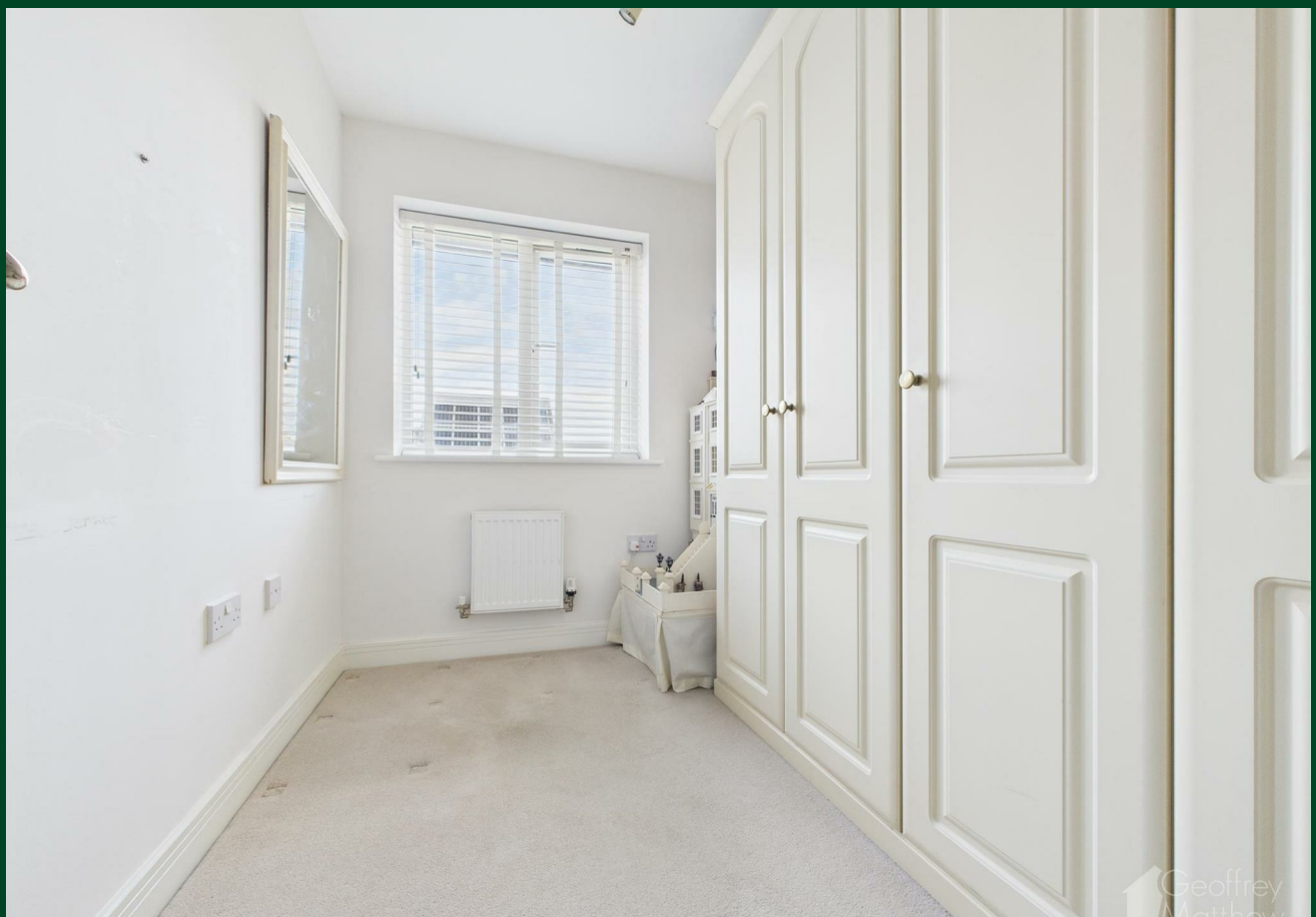
Garage and Driveway
9'3 x 18'0 (2.82m x 5.49m)
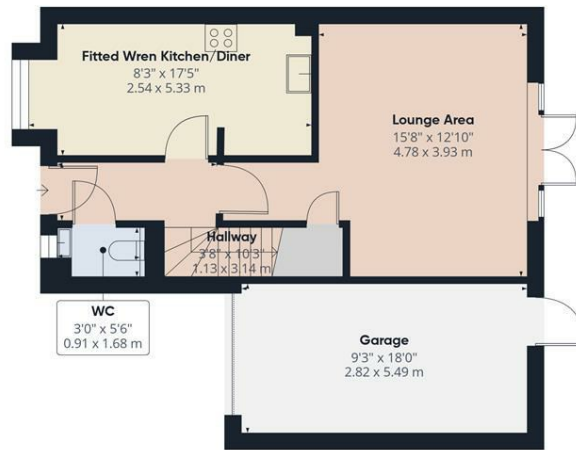Power and Lighting, Metal Up and Over Door.

Local Information
Lulworth Close is situated in the Chrysalis Park area of Stevenage which is close to Box Wood (AS PICTURED) which offers excellent country walks towards Walkern and Aston Village.
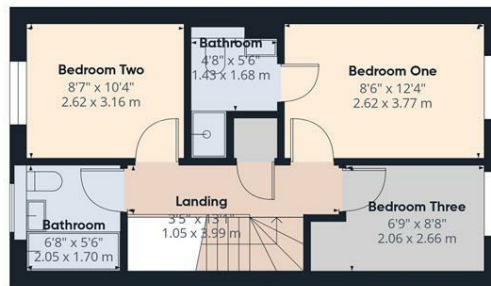
Floor Plan

Floor 0

Fitted Wren Kitchen/Diner
8'3" x 17'5"
2.54 x 5.33 m

Lounge Area
15'8" x 12'10"
4.78 x 3.93 m

Hallway
3'8" x 10'3"
1.13 x 3.14 m

WC
3'0" x 5'6"
0.91 x 1.68 m

Garage
9'3" x 18'0"
2.82 x 5.49 m

Floor 0

Floor 1

Bedroom Two
8'7" x 10'4"
2.62 x 3.16 m

Bathroom
4'8" x 5'6"
1.43 x 1.68 m

Bedroom One
8'6" x 12'4"
2.62 x 3.77 m

Bathroom
6'8" x 5'6"
2.05 x 1.70 m

Landing
3'5" x 13'1"
1.05 x 3.99 m

Bedroom Three
6'9" x 8'8"
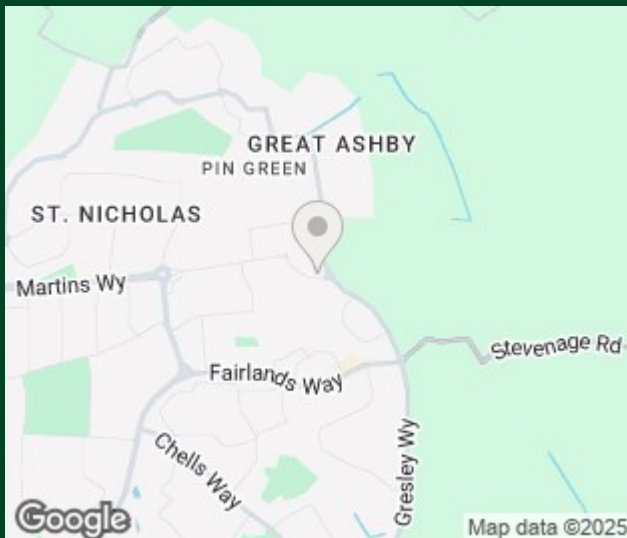2.06 x 2.66 m

Floor 1

Approximate total area[1]
1005 ft²
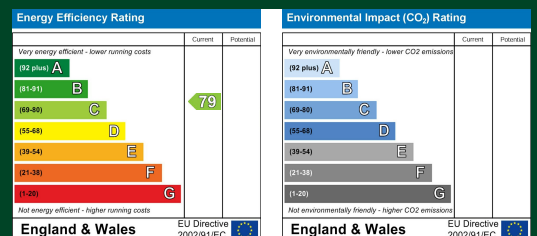93.4 m²

(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.

GIRAFFE**360**

Council Tax Details

Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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