



**£2,000**  
**Chalkdown**  
Stevenage, SG2 7BG



## PROPERTY SUMMARY

A deceptively spacious, modern four bedroom detached family home occupying a commanding corner position at the entrance of this highly regarded Chells Manor cul-de-sac on the eastern outskirts of Stevenage. The property has a contemporary open-plan interior with recent improvements including a contemporary refitted family shower room and en-suite to the master bedroom, bespoke cabinetry and shelving to the lounge with a feature brick built fireplace and wood burning stove, stylish oak flooring where specified, dual tone double glazed grey and white windows with integrated fitted blinds newly installed Worcester Bosch gas fired combination boiler. Further highlights of the accommodation include the generous open-plan kitchen/dining room, spacious conservatory and a downstairs wc.

In full the accommodation comprises an open-plan reception hallway leading onto the open plan kitchen/dining room, a comfortable lounge with bespoke built in cabinets and shelving, conservatory, downstairs cloakroom/wc, first floor landing leading to four well-proportioned bedrooms with a range of bespoke built-in wardrobes to the master bedroom, refitted en-suite shower room and a refitted family shower room. Viewing recommended.

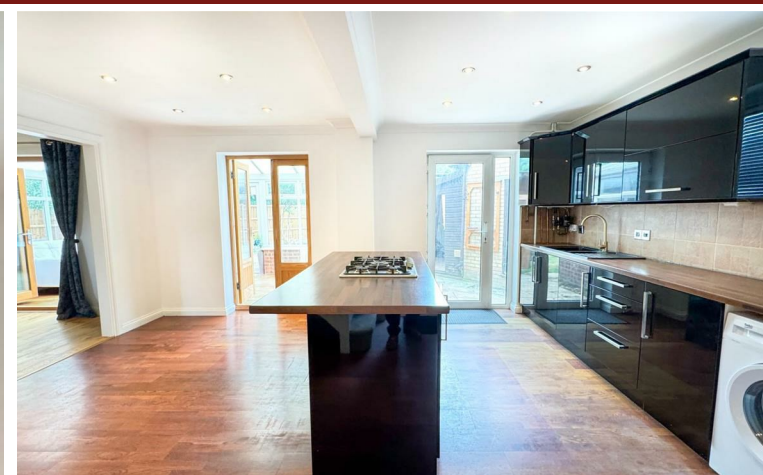
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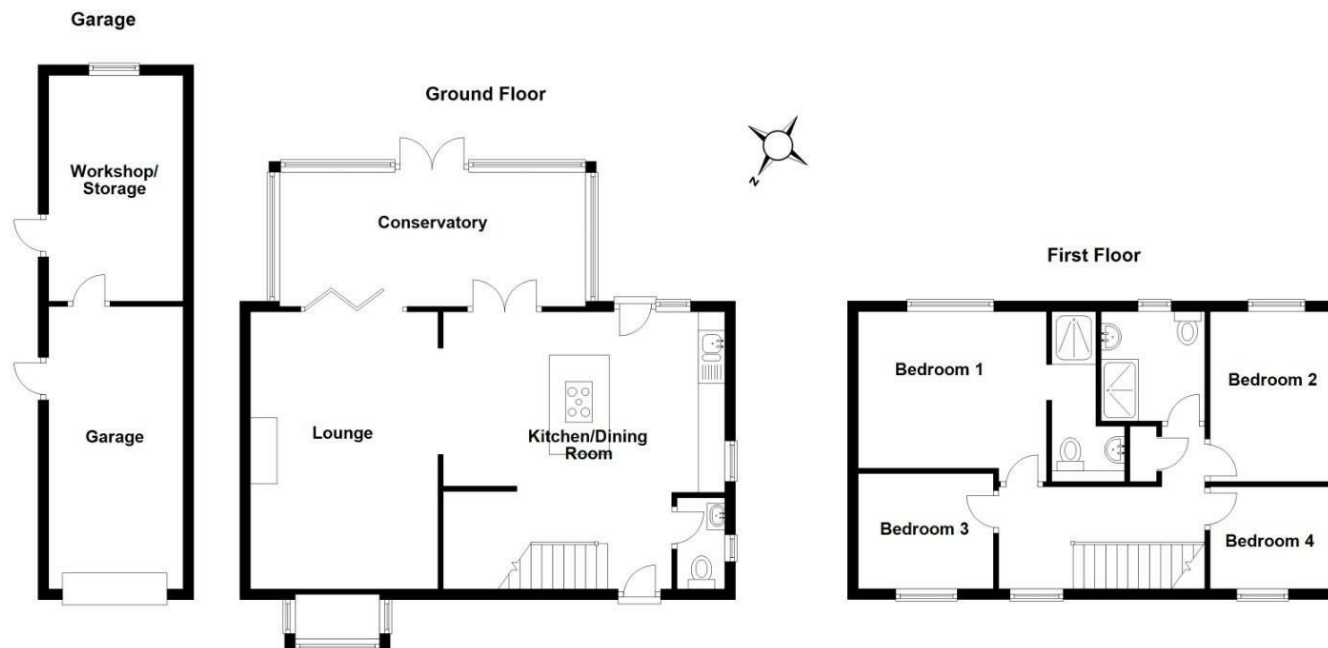












Total area: approx. 134.3 sq. metres (1445.9 sq. feet)

**LOCAL AUTHORITY**  
Stevenage

**TENURE**

**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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