



Connells

The Pastures
Chells Manor Stevenage

The Pastures Chells Manor Stevenage SG2 7DF

for sale
£435,000



Property Description

We are pleased to present a stunning three bedroom semi detached family home nestled in a cul de sac in the popular Chells Manor area, boasting spacious extended ground floor accommodation. The property benefits from gas radiator heating, double glazing, modern refitted kitchen with open plan diner, lounge to the rear, ground floor study, utility room & ground floor cloakroom. The first floor offers three good size bedrooms, with en-suite shower room to the main double bedroom & modern 3 piece family bathroom. Outside there is a generous rear garden with decking & ample driveway parking to the front & side.

The Pastures in Chells Manor is ideally located within easy reach of local amenities, good schooling for all ages & convenient road links to the town centre & A1M serving the north & south. Stevenage provides a fast & efficient link to London via the mainline station, the historic old high street with array of shops, restaurants & bars & the pedestrian new town centre with indoor market.

AVAILABLE WITH NO UPPER CHAIN

Glazed Front Door To

Entrance Hall

Wood effect flooring, stairs rising to first floor landing, doors to cloakroom & kitchen/diner

Cloakroom

Comprises low level WC, wash hand basin, heated rail, Double glazed window to front

Open Plan Kitchen/Diner

21' 5" max x 14' 9" max (6.53m max x 4.50m max)

Extensive range of fitted floor & wall mounted storage units with deep drawers & work tops over, sink & drainer unit with mixer tap, built in double electric oven with 5 ring gas hob, microwave, wood effect flooring with heating under, radiator, ceiling spots, built in understairs cupboard, Double glazed windows to front, double doors to living room, door to inner hall which leads to utility room & study

Lounge

14' 9" x 13' 7" (4.50m x 4.14m)

Radiator, carpeted, Double glazed window to rear, Double glazed `French style` doors to rear garden

Inner Hallway

Doors to study & utility room

Study

16' 4" x 7' 1" (4.98m x 2.16m)

Wood effect flooring, Double glazed window & door to front

Utility Room

10' 11" x 7' 5" (3.33m x 2.26m)

Sink & drainer unit, fitted units, floor space and plumbing for appliances, tiled flooring, wall mounted gas boiler, radiator, Double glazed window & door to rear garden

First Floor Landing

Built in cupboard, doors to bedrooms and bathroom

Main Double Bedroom

21' 1" max x 8' 4" max (6.43m max x 2.54m max)

Radiator, carpeted, fitted wardrobes, Double glazed window to rear, door to

En-Suite Shower Room

Comprises low level WC, wash hand basin, walk in tiled shower enclosure, shaver point, heated towel rail, tiled walls, Double glazed side window

Bedroom Two

10' 6" x 8' 5" (3.20m x 2.57m)

Radiator, carpeted, Double glazed window to front

Bedroom Three

16' 2" x 6' (4.93m x 1.83m)

Radiator, carpeted, Double glazed window to rear

Family Bathroom

Comprises low level WC, vanity wash hand basin, panel bath, tiled walls, heated towel rail, Double glazed window to front

Outside

Front Garden

Neat block paved frontage with slate chipping's

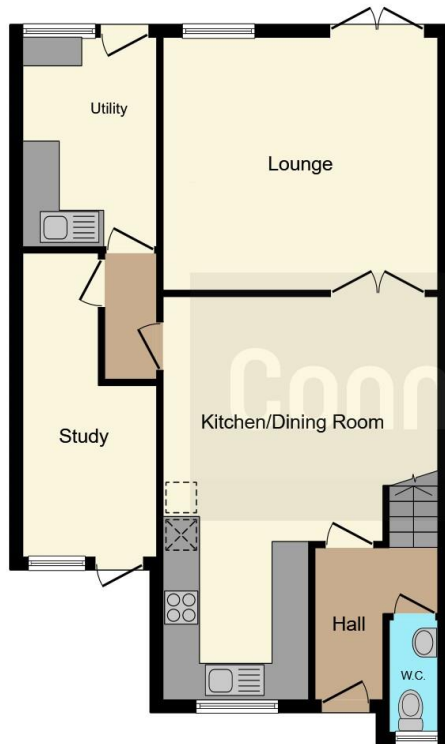
Rear Garden

Good size rear garden, wooden decking, outside lighting, partly laid to lawn, garden pond & timber shed

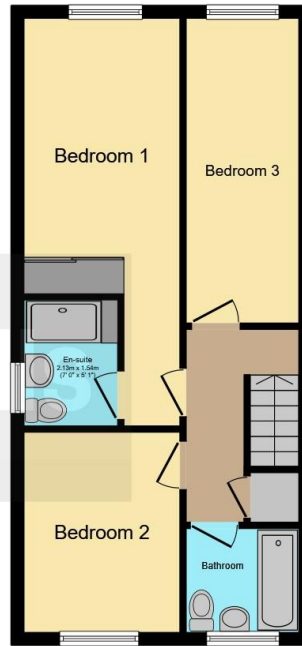
Driveway

Space for 3 cars to front





Ground Floor



First Floor

Total floor area 114.7 m² (1,235 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

view this property online connells.co.uk/Property/STV311968



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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