

# HUNTERS<sup>®</sup>

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## 48 Ayr Close

Stevenage, SG1 5RZ

Offers In Excess Of £600,000



Council Tax: E





# Tenure: Freehold

A fantastic four bedroom detached family home - Offered chain free, refurbished throughout to a high standard, en-suite to the Master bedroom, driveway and garage, a great location convenient for local shops, schools, playing fields and countryside walks. 'Perfect Fit' blinds throughout, Illusion glitter effect carpet on the first floor, Conservatory overlooking the rear garden, large open plan kitchen/diner.



## Entrance Hallway

Front door leads into property, double glazed window to front aspect. Radiator. Laminate flooring. Stairs rise to first floor.

## W/C

Low level w/c, wash hand basin, radiator, extractor fan, laminate flooring.

## Lounge

10'5" x 16'8" (3.18m x 5.08m)

Double glazed bay window to front, radiator, French doors to dining room, laminate flooring, USB plug sockets.

## Dining Room

Double glazed window to rear, French doors leading to the conservatory. Radiator. Laminate flooring.

## Kitchen

8'8" x 25'3" (max including to dining room) (2.64m x 7.70m (max including to dining room))

Double glazed window to rear and door to the garden. Enclosed wall mounted boiler. Fitted kitchen with wall and base units. Four ring gas hob. Modern electric extractor, electric oven. Space and plumbing for washing machine. Water softener. USB sockets.

## Conservatory

8'6" x 11'4" (2.59m x 3.45m)

Of double glazed and brick construction, ceiling fan, laminate flooring, French doors to the garden.

## First Floor

### Landing

Loft access. Doors to all rooms.

### Bedroom One

12'5" x 10'4" (3.78m x 3.15m)

Double glazed window to front, integral mirrored wardrobes, radiator.

## En-Suite

Double glazed window to front aspect, w/c, vanity wash hand basin with unit under, walk in shower cubicle, extractor fan, radiator, tiled throughout, spotlights, vanity wall mounted mirror unit with dimmer LEDs and de-mist setting.

## Bedroom Two

11'11" x 8'7" (3.63m x 2.62m)

Double glazed window to front aspect, built in wardrobes.

## Bedroom Three

11'11" x 8'7" (3.63m x 2.62m)

Double glazed window to the rear aspect, radiator.

## Bedroom Four

9'8" x 7'1" (2.95m x 2.16m)

Double glazed window to rear aspect, radiator.

## Bathroom

7'42" x 6'2" (2.13m x 1.88m)

Double glazed frosted window to the rear aspect, w/c, wash hand basin, rainfall head and body jet power shower, panelled bath, extractor fan, radiator, spotlights, full width LED mirror, vanity sink unit with storage under.

## Outside

### Garage

8'7" x 17'1" (2.62m x 5.21m)

Up and over door, power and lighting, location of fuse board.

### Front

A large driveway allowing for ample off road parking. Outside socket.

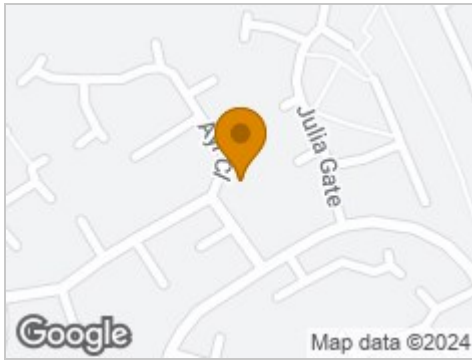
### Rear

Laid to lawn in the main, enclosed by panel fencing with gated side access. Patio seating area. Side storage unit. Outside tap.





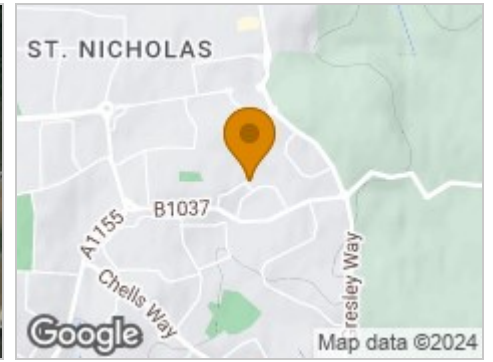
## Road Map



## Hybrid Map



## Terrain Map



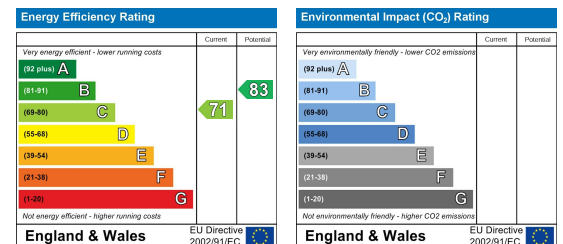
## Floor Plan



## Viewing

Please contact our Hunters Stevenage Office on 01438 313393 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.