



## Ely Close, Wellfield Wood, Stevenage, SG1 4NN

SPACIOUS Three Bedroom Family Home BACKING ONTO WELLFIELD WOOD. Features include,, Fitted Kitchen, Lounge/Diner, Downstairs Cloakroom, STORE ROOM, Two Double Bedrooms and One Single Bedroom, Rear Garden Backing onto Woodland, Close to St Nicholas Park and Local Schools, Good Casual Parking, FAMILY BATHROOM, NO ONWARD CHAIN

£300,000

# Ely Close, Wellfield Wood, Stevenage, SG1 4NN

- Spacious Three Bedroom Family Home
- Fitted Kitchen
- Downstairs Cloakroom
- Two Double Bedrooms and One Single Bedroom
- Family Bathroom
- Backing onto Woodland
- Lounge/Diner
- Store Room
- Rear Garden Backing onto Woodland
- No Onward Chain

## Entrance Hallway

6'1 x 3'0 (1.85m x 0.91m )

## Store Room

6'0 x 6'6 (1.83m x 1.98m )

## Downstairs W.C

7'2 x 2'9 (2.18m x 0.84m )

## Kitchen

9'5 x 7'4 (2.87m x 2.24m )

## Lounge and Dining Area

25'9 x 10'10 (7.85m x 3.30m )

## Landing

9'3 x 5'6 (2.82m x 1.68m )

## Bedroom One

13'6 x 10'4 (4.11m x 3.15m )

## Bedroom Two

12'0 x 9'0 (3.66m x 2.74m)

## Bedroom Three

10'6 x 6'4 (3.20m x 1.93m )

## Bathroom

5'5 x 7'5 (1.65m x 2.26m )

## Rear Garden

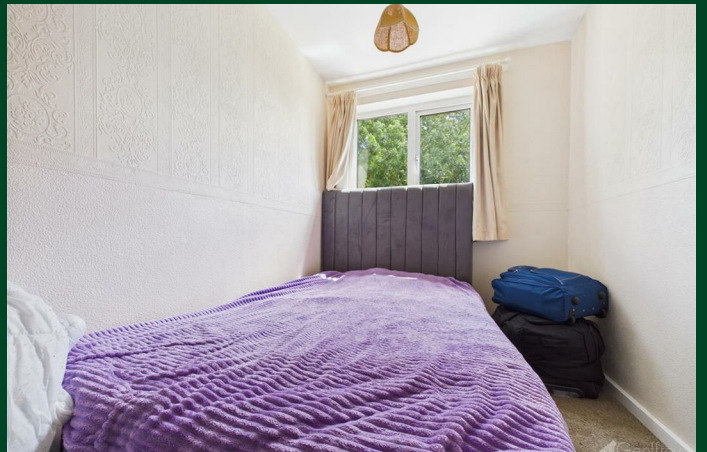
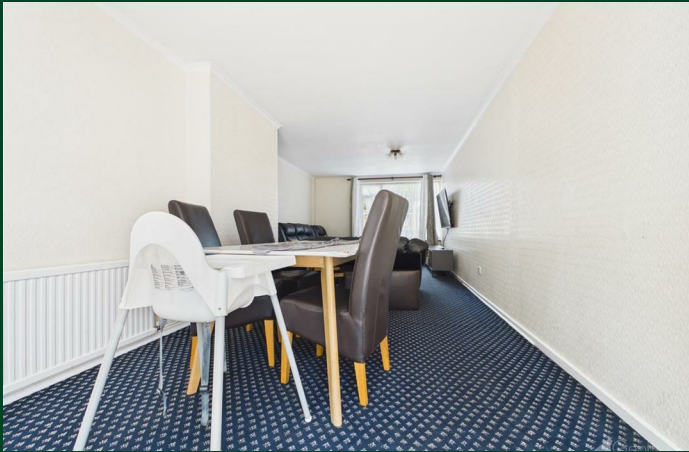
## Front Garden

## Local Information

Wellfield Wood is Located in the North of Stevenage situated close to Local Shops including the Oval Shopping Complex, The Property is also located close to the Lister Hospital and has easy access to the A1(M).

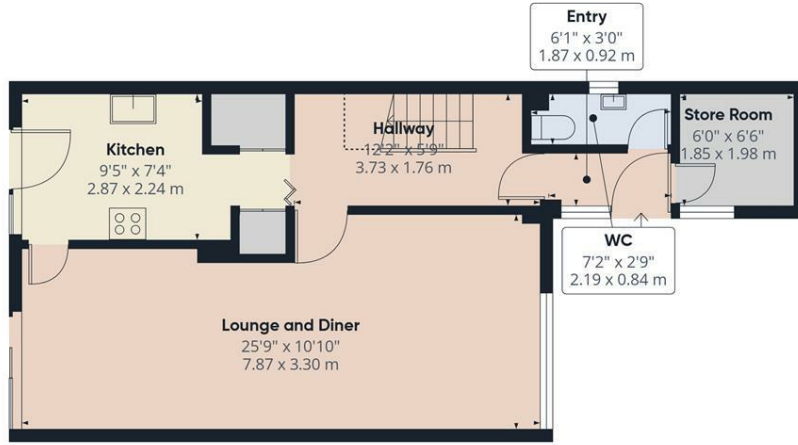
## Good Casual Bay Parking

As Pictured.





# Floor Plan



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
 904 ft<sup>2</sup>  
 84.1 m<sup>2</sup>

**Reduced headroom**  
 15 ft<sup>2</sup>  
 1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Council Tax Details

Band: C

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81-91) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Old Harlow: 01279 444988    Email: harlow@geoffreymatthew.co.uk  
 Great Ashby: 01438 740111    Email: greatashby@geoffreymatthew.co.uk