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**MERRICK CLOSE,
STEVENAGE, HERTFORDSHIRE, SG1 6GH.**



Wonderful woodland setting in a secluded part of Merrick Close, arranged over three levels, this surprisingly spacious and bright three/four bedroom town house benefits from two allocated parking spaces and a secluded south facing rear garden.

Situated in an ideal location offering the best of both worlds with parks and woodland literally on your doorstep, within ten minutes drive of all the amenities that Stevenage town centre has to offer. Highly regarded primary, infants and senior schools together with academies with outstanding Ofsted ratings are within catchment area. Transport links by road and rail are easily accessible.

SUMMARY OF ACCOMMODATION

- *COVERED ENTRANCE PORCH**
- *SPACIOUS RECEPTION HALL**
- *GROUND FLOOR CLOAKROOM**
- *FAMILY ROOM/BEDROOM FOUR**
- *16'3 X 12'3 KITCHEN/DINING ROOM**
- *SITTING ROOM WITH TWO JULIETTE BALCONIES AND FIREPLACE**
- *SECOND FLOOR SHOWER ROOM**
- *PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM**

SUMMARY OF ACCOMMODATION CONTINUED

TWO FURTHER DOUBLE BEDROOMS

FAMILY BATHROOM

KARNDEAN FLOORING AND QUALITY CARPETS THROUGHOUT

GAS CENTRAL HEATING BOILER

DOUBLE GLAZED THROUGHOUT

SOUTH FACING REAR GARDEN

TWO ALLOCATED PARKING SPACES

AVAILABLE END OF AUGUST 2026

NON SMOKERS

Covered entrance canopy porch, with courtesy carriage lighting and partly glazed entrance door affording access to:

SPACIOUS RECEPTION HALL 16'4 x 12'5 (measured into staircase) Turning staircase leading to the first floor landing with wood handrail and balustrade. Wood effect flooring and wall mounted central heating controls. Panelled doors lead to the kitchen/dining room, family room/bedroom four and further door leading to the:

CLOAKROOM 5'10 x 3'5 Wood effect flooring and spotlighting. Suite comprising pedestal wash hand basin with mixer tap, mirror above and low flush w.c. Extractor fan.



FAMILY ROOM/FOURTH BEDROOM 8'10 x 8'3 Window to front with woodland views. Wood effect flooring, radiator and panelled door to deep understairs storage cupboard/wardrobe with chrome hanging rail, housing fuse box and electricity meter.

KITCHEN/DINING ROOM 16'3 x 12'3 Part glazed door leading to the rear garden, window with garden views. Wood effect flooring and spotlighting. Partly tiled in quality wall ceramics to complement a range of fitted wall and base units with ample black granite effect working surfaces over, incorporating a stainless steel one and half bowl sink unit with mixer tap, cupboard and water softener unit below. Stainless steel range cooker with three ovens and grill plus six ring gas hob, stainless steel extractor hood above. New appliances include fridge freezer and recently installed washing machine and dishwasher with matching fascia. One cupboard houses the newly installed gas central heating boiler.



FIRST FLOOR LANDING Turning staircase leading to the second floor with wooden handrail and balustrade. Wall lighting and radiator. Panelled doors leading to the bedroom and sitting room with further door to:



SHOWER ROOM 6'4 x 3'6 (into shower cubical) Part Aqua panelling to walls and shower cubical. Spotlighting and wood effect flooring. Suite comprising wash hand basin with mirror above and low flush w.c. Walk in shower cubical with folding glass door and rainforest shower drencher together with handheld shower. Extractor fan.

SITTING ROOM 15'6 x 12'4 Two sets of French doors both with Juliet balconies. Feature wooden fireplace with marble hearth and matching surround inlay, electric ornamental coal fire. Two radiators, coved ceiling and media connection points.



THIRD BEDROOM 12'4 x 8'10 Two windows to front with woodland views and two radiators below, media connection points.

SECOND FLOOR LANDING Wall lighting and access via retractable ladder to insulated and boarded loft. Panelled doors to bedroom and bathroom with further door leading to the:

PRINCIPAL BEDROOM 12'3 x 10'7 Windows overlooking the rear garden both with radiators below. Media point connection, panelled door to en-suite shower room further double doors to built in wardrobe with chrome hanging rail and storage shelf above.



EN-SUITE SHOWER ROOM Partly tiled in quality mosaic wall ceramics, to complement a suite comprising wash hand basin with mixer tap and mirror above, low flush w.c. and walk in tiled shower cubical with chrome shower drencher and handheld shower, chrome controls and glass door. Wood effect flooring, radiator, spotlighting and extractor fan.

SECOND BEDROOM 12'4 x 8'10 Windows to front overlooking the woodland, both with radiators below. Double doors to built in wardrobe with hanging rail and storage.

FAMILY BATHROOM 6'10 x 4'10 Partly tiled in metro style wall ceramics, to complement new suite comprising panelled bath with mixer tap, drencher shower and handheld shower, glass shower door, pedestal wash hand basin with mixer tap and mirror fronted cabinet above, low flush w.c. two tiled recess alcoves, chrome heated towel rail and extractor fan. Wood effect flooring and spotlighting.



EXTERIOR

Post and rail fencing to woodland and wide paved pathway leads to the front door with covered canopy porch and courtesy lighting. The borders either side of the path are laid to slate chippings.

The rear garden is south facing with panelled fencing creating seclusion, and matching gateway leads to the parking area, directly behind the property is a paved area with central pathway leading to the end of the garden.



COUNCIL TAX BAND D.

PRICE: £1,950.00 Per Calendar Month

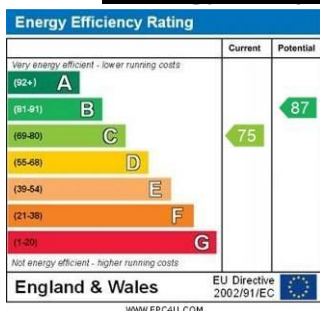
Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



Clients' Money Protection Scheme: - Client Money Protect, Membership No. CMP003840 - www.clientmoneyprotect.co.uk



Energy Performance Graph



The full Energy Performance Certificate can be viewed at our office, or a copy can be requested via email

VIEWING: By appointment with Owners Agents - please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

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