



Manchester Close, Stevenage,

Offers Over £535,000





Geoffrey Matthew Are Delighted To Offer For Sale This Extended Four Bedroom Detached Family Home, Situated In The Notoriously Popular Weston Heights Area Of Stevenage Set In A Cul-de-Sac Of Predominantly Similar Style Detached Homes, Offering A Range Of Local Shops Close By As Well As Being A Short Walk From The Local Village Of Weston And Its Many Woodland Walks. As Mentioned The Property Has Been Previously Extended On Two Levels Creating The Extra Bedroom And Larger Living Space, Featuring Large Lounge And Similarly Sized Modern Kitchen/Diner, Utility Room And WC, Three Double Bedrooms, Bathroom And En-Suite. While Externally Offering A Good Size Rear Garden, Ample Off Street Parking And An Integral Garage. **VIEWING COMES HIGHLY RECOMMENDED !!!!!**

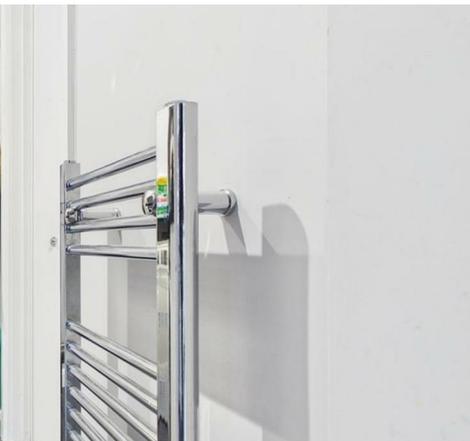




- EXTENDED FOUR BEDROOM DETACHED HOME
- WESTON HEIGHTS AREA(CLOSE TO GREAT ASHBY)
- CUL-DE-SAC
- LOUNGE
- LARGE KITCHEN/DINER
- UTILITY ROOM AND WC
- THREE DOUBLE BEDROOMS
- REFITTED BATHROOM AND EN-SUITE
- INTEGRAL GARAGE
- AMPLE OFF STREET PARKING







Geoffrey
Matthew



ENTRANCE PORCH

With access via a UPVC door, and a side UPVC double glazed window to the side aspect, coving to the ceiling and a glazed panel door leading to the living space.

LOUNGE

10'4"x 22'9" (3.17x 6.94)

A very generous size lounge area with a UPVC double glazed box bay window to the front aspect, coving to the ceiling, a double panelled radiator, feature fireplace with electric fire and a contemporary surround and mantle, media points and an arch opening to the Kitchen/Diner.

KITCHEN/DINER

18'11"x 12'8" (5.77x 3.88)

This area of the property has been extended to create this very spacious kitchen/diner which is fitted with an extensive range of wall, base drawer and pull out larder units in a modern white high gloss finish and Granite Effect square edge worksurface and breakfast bar, integrated full height fridge and a full height freezer, dish washer and a wine cooler, built in eye level electric oven and grill, a stainless steel five ring gas hob and stainless steel chimney hood, resin one and half bowl sink and drainer with chrome mixer tap over, dot lighting to the kick boards, two UPVC Georgian style windows to both side and rear aspects along with matching French patio doors to the garden, additionally there is a UPVC Double Glazed door to the side aspect, Karndean style flooring, inset lighting and a double radiator.

UTILITY ROOM

5'1"x 7'6" (1.57x 2.31)

with access from kitchen and comprising of a range of units matching the kitchen, a continuation of Karndean style flooring, a chrome heated towel rail, spaces for washing machine and dryer, inset lighting.

DOWNSTAIRS WC

fitted a close coupled WC, floor to ceiling high gloss storage unit, a one piece vanity unit and hand wash basin, a continuation of the Karndean style flooring, chrome heated towel rail and inset lighting.





STAIRS TO THE FIRST FLOOR LANDING

with the stairs raising from the centre of the house to a generous size landing with access to the loft space, coving to the ceiling, inset lighting. a Georgian style UPVC double glazed window to the side aspect and a built in storage cupboard.

MASTER BEDROOM

9'9"x 12'9" (2.97m"x 3.89m")

A good size double bedroom again this was part of the extension carried out, with a Georgian style UPVC double glazed window, with fitted wardrobe to one wall with sliding mirrored doors, along with a range of gloss fitted wardrobes to the adjacent walls, wall mounted bedside lights, double panelled radiator and coving to the ceiling.

EN-SUITE

Fitted with a double width shower with low profile shower tray, fitted glass doors, chrome shower fittings and additional rainfall shower head, a modern white gloss vanity unit with hand wash basin and a concealed WC with chrome push button flush, chrome mixer tap, ceramic tiled flooring and similarly fully tiled walls, a chrome heated towel rail, UPVC frosted double glazed window.

BEDROOM TWO

6'11"x 17'6" (2.11x 5.35)

Again a double bedroom and also benefitting from where the house has been extended, and benefits from a convenient divide, with built in wardrobes with mirrored sliding doors, A Georgian style double glazed window to the side aspect, single panel radiator, inset lighting and coving to the ceiling.

BEDROOM THREE

10'x 11'4" (3.05mx 3.45m")

last of the double bedroom with a Georgian style double glazed window to the front aspect, single panel radiator, built in wardrobe to one wall with sliding mirrored doors, and coving to the ceiling.

BEDROOM FOUR

8'8"x 6'5" (2.64m"x 1.96m")

A good size single bedroom with a Georgian style double glazed window to the front aspect, single panel radiator, built in wardrobe with sliding mirror doors and coving to the ceiling.



FAMILY BATHROOM

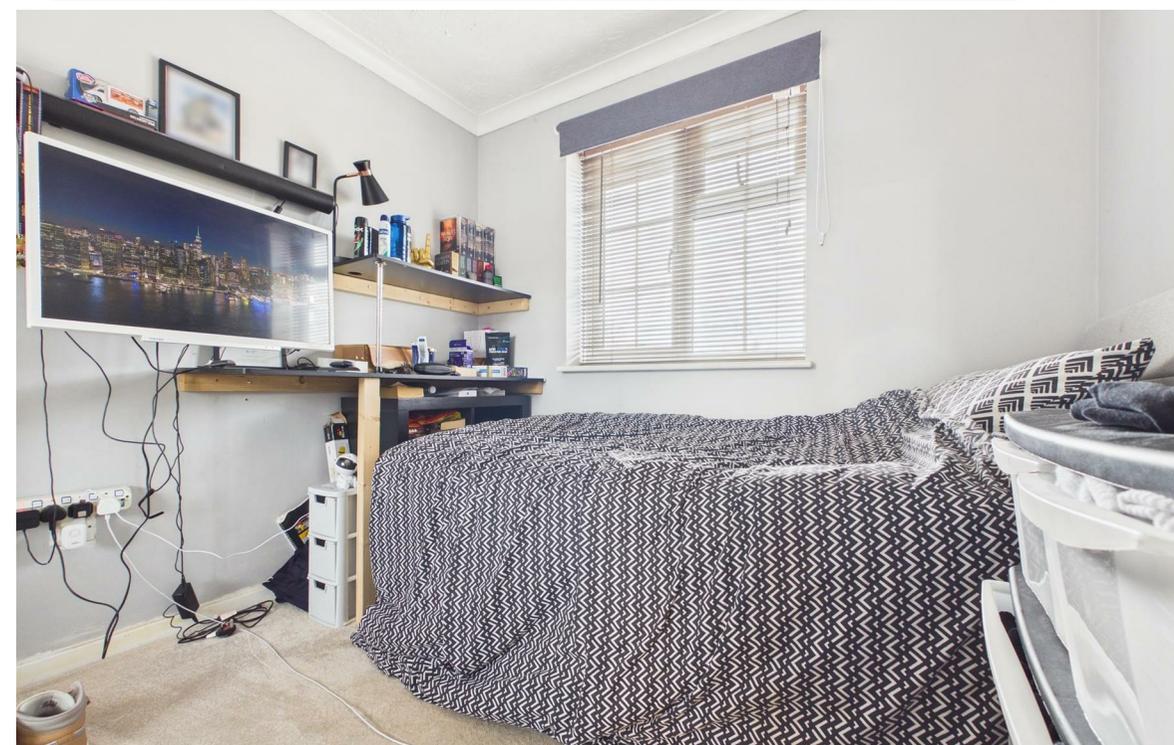
refitted with a walk in double shower with low profile tray and chrome shower fittings with additional rainfall shower head, a grey gloss vanity system with a concealed WC and a counter sunken hand wash basin with chrome mixer tap, tiled flooring and complimenting tiled walls, extractor fan.

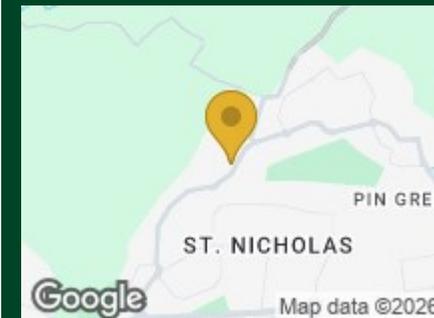
REAR GARDEN

a good size predominately paved rear garden, gated access to both sides, power points and external lighting, outside tap.

INTEGRAL GARAGE & DRIVE

this is integral to the property with an up & over door, power and lighting and also housing a combi boiler.





Council Tax Details

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (91-101) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	68	(55-68) D	
(49-54) E		(49-54) E	
(35-48) F		(35-48) F	
(1-34) G		(1-34) G	

England & Wales EU Directive 2002/91/EC

England & Wales EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general guideline only 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 to the property.

