



Lulworth Close, Chrysalis Park, Stevenage,

**Offers Over £550,000**

 Geoffrey  
Matthew





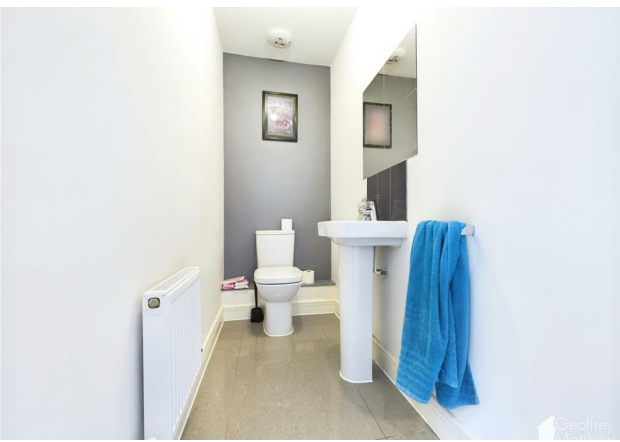
Geoffrey Matthew Are Delighted To Be Able To Offer For Sale This Attractive Four Bedroom Detached House With Superb Kerb Appeal, Situated In Recent Chryalis Park Development Between Great Ashby And Chells Manor, Offering A Good Selection Of Local Schools Both Primary And Secondary, Local Amenities And Access To Woodland Walks. Internally This Extremely Well Maintained Property Benefits From A Comfortable Size Lounge, Modern Fitted Kitchen/Diner, Downstairs Cloakroom, Utility Room, Three Generous Size Bedrooms And The Master Bedroom With Dressing Area, Two En-Suites And A Family Bathroom. Externally This Larger Plot Features Picture Perfect Rear Garden, A Garage Which Is Partly Converted To A Gym And Drive For Numerous Cars. UPPER CHAIN COMPLETE



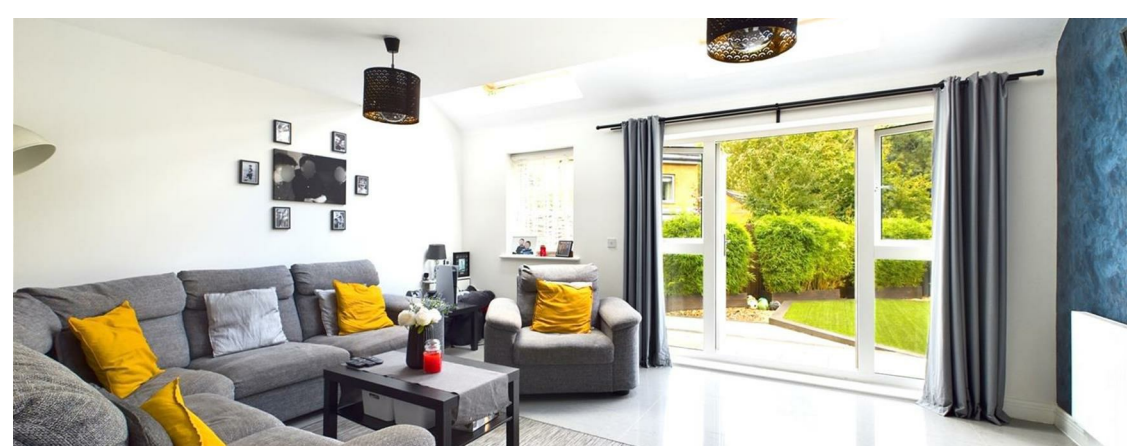
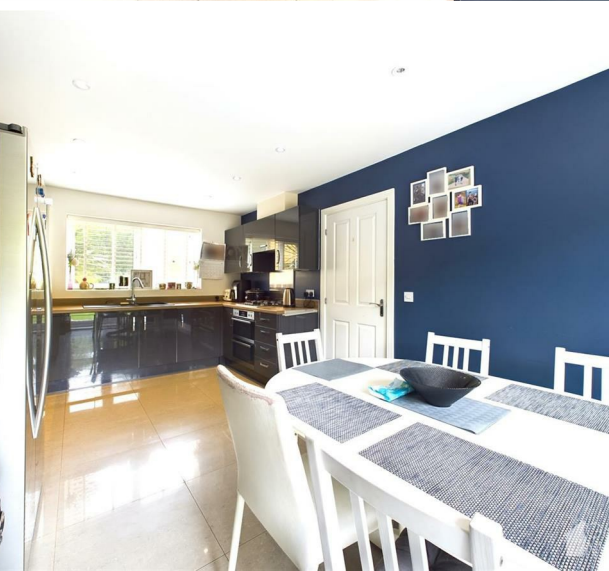




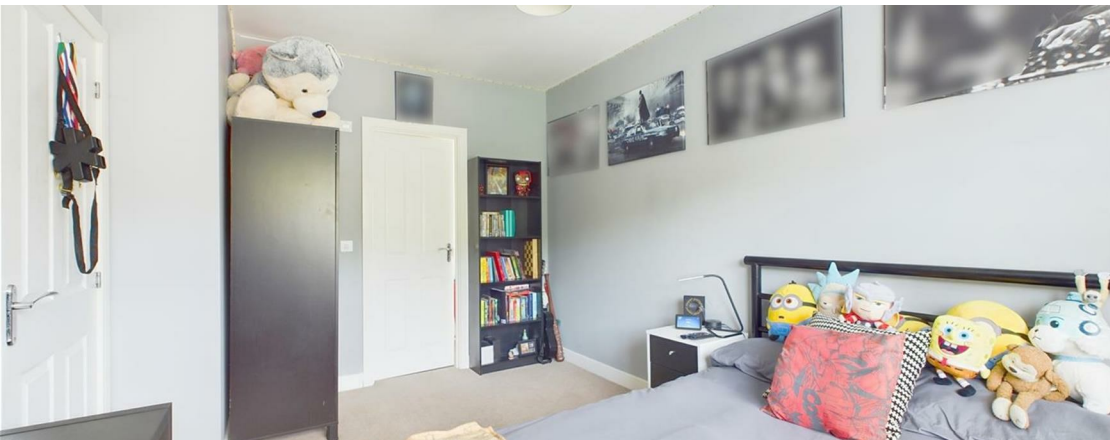
- FOUR BEDROOM  
DETACHED
- SUPERB KERB APPEAL
- MODERN  
DEVELOPMENT
- LOUNGE
- KITCHEN/ DINER
- WC & UTILITY ROOM
- TWO EN-SUITES
- MASTER BEDROOM  
& DRESSING AREA
- LARGE REAR  
GARDEN
- GARAGE AND  
SEVERAL CAR DRIVE



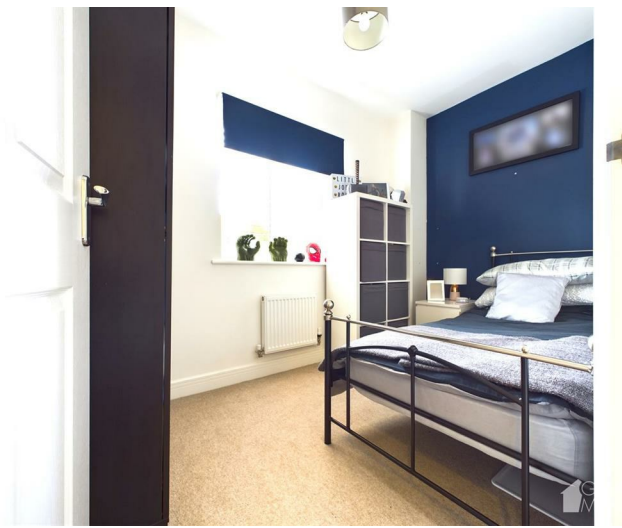
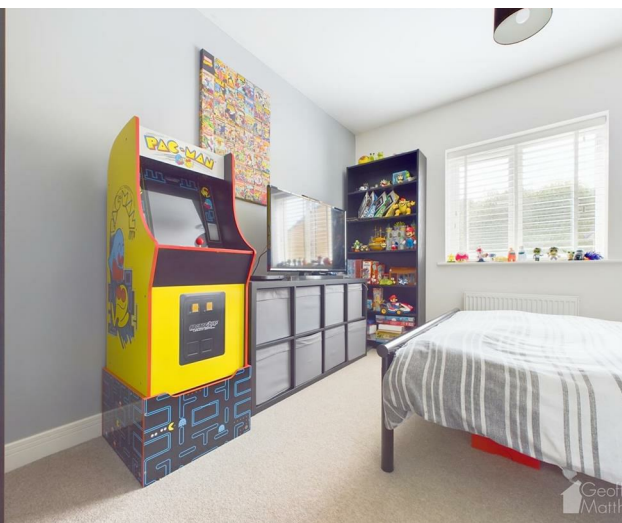












#### ENTRANCE HALLWAY

A welcoming entrance hall with access via a partly glazed door with a soft grey porcelain style tiled flooring and inset mat, an under stairs storage cupboard, inset lighting, a double glazed window to the front aspect and a single panel convector style radiator.

#### DOWNSTAIRS WC

With a continuation of the soft grey Porcelain style tiled flooring, a hand wash basin and pedestal with chrome mixer tap, a close coupled WC, tiled splash back, extractor fan, single panel convector style radiator.

#### UTILITY ROOM

7'1"x 6'9" (2.16m"x 2.06m")

Currently set up as a utility room although was initially an office space when built ( and could easily be reverted to its original use), and has a fitted work surface with under counter space for both a washing machine and dryer, a continuation of the soft grey porcelain style tiled floor, a double glazed window to the front aspect and a single panel convector style radiator.

#### LOUNGE

16'7"x 12'11"

A generous lounge with French doors and double glazed side windows, additional double glazed window and two sky light window, two single panel radiators, Soft grey porcelain style flooring and TV and media points.

#### KITCHEN/DINER

10'7"x 18'7"

A spacious family Kitchen/Diner which is fitted with a good selection of Grey high gloss handleless wall, base, drawer and larder units, with wood effect work tops with an inset resin one and half bowl sink and drainer and chrome mixer tap over, an integral dishwasher, fitted electric double oven and grill, four ring gas hob and pull out extractor fan, under unit lighting and inset lighting, double panelled convector style radiator to the rear aspect, a continuation of the soft grey Porcelain tiled flooring, space for American style fridge, a Double glazed window to the front aspect and French patio doors to the rear.

#### STAIRS TO THE FIRST FLOOR

a fitted smoke alarm, single panel convector style radiator and doors to all 1st floor accommodation.

#### BEDROOM TWO

9'7"x 13'8"

A very good size double bedroom with a double glazed window to the rear and a single panel convector style radiator.

#### EN-SUITE

the first of the En-suites comprising of a close coupled WC, hand wash basin with pedestal and chrome mixer tap tiled vanity shelf, large fitted vanity mirror, electric shaver power point, a double width shower cubicle with chrome shower fittings, partially tiled walls, a frosted double glazed window, inset lighting, tiled flooring and a chrome heated towel rail.

#### BEDROOM THREE

10'7"x 11'9"

Again a double bedroom with a double glazed window to the front aspect and a single panel convector style radiator.

#### BEDROOM FOUR

10'7"x 6'5"

A generous size single bedroom with a double glazed window to the rear aspect and a single panel convector style radiator.

#### BATHROOM

Fitted with a panel surround bath and side mounted chrome mixer tap and shower hose, a close coupled WC, hand wash basin with pedestal and chrome mixer tap, a tiled vanity shelf, inset lighting and extractor fan, porcelain style tiled floor, electric shaving point, chrome heated towel rail and a frosted double glazed window .

#### INNER LANDING WITH STAIRS TO THE SECOND FLOOR

this area has door to divide the master bedroom from the first floor, a double glazed window to the front aspect and stairs turning to the master bedroom.

#### MASTER BEDROOM & DRESSING ROOM

This large master bedroom offers you everything you expect from a master bedroom, with a range of fitted wardrobes with sliding doors, a storage cupboard which houses boiler and hot water cylinder, two single panel radiators and double glazed window to the rear.

#### EN-SUITE

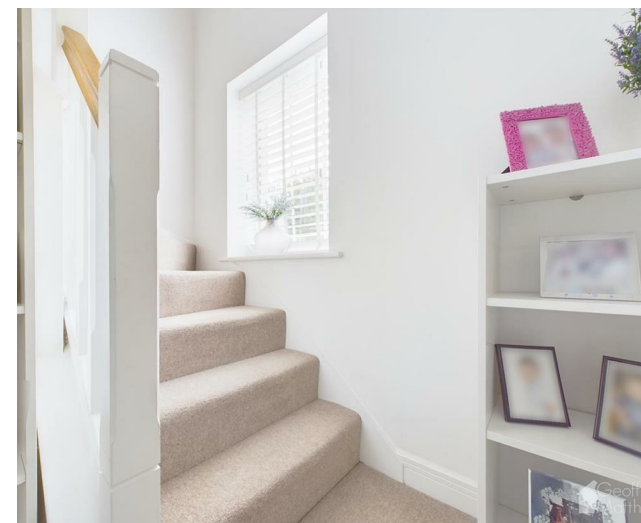
Comprising of a close coupled WC, hand wash basin with pedestal and chrome mixer tap tiled vanity shelf, large fitted vanity mirror, electric shaver power point, a double width shower cubicle with chrome shower fittings, partially tiled walls, a Velux roof window, inset lighting, tiled flooring and a chrome heated towel rail.

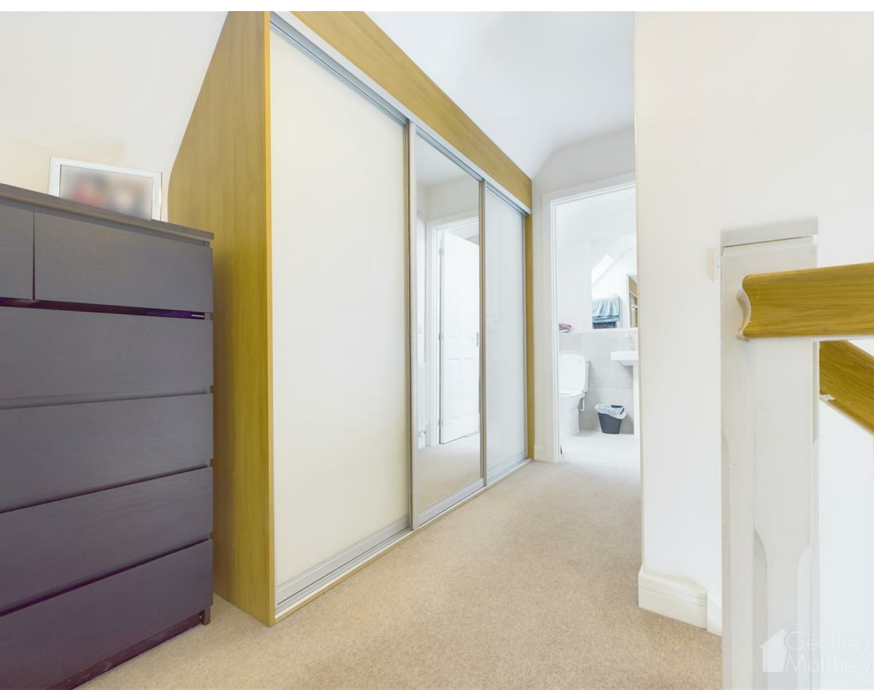
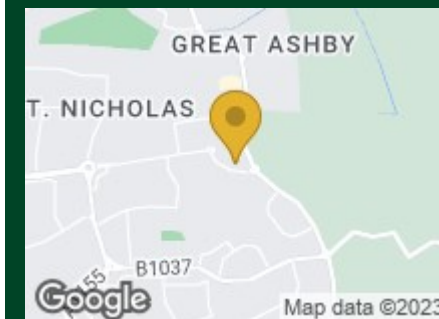
#### REAR GARDEN

One of the largest rear gardens on this development which the current owner has very tastefully landscaped with a staggered artificial lawn and railway sleeper edging, wood chipped borders, wooden box planters, an extremely generous paved patio, whilst to the side of the house there is additionally a good sized raised wood decked terrace with a roof cover Pergula, gated side access, external lighting and power points, access to the garage.

#### GARAGE & LARGE DRIVE

The garage itself has been partly converted and currently used a Gym whilst a good amount of space has been retained for storage. also featuring parking for around five cars.





## Council Tax Details

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		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(49-54) <b>E</b>			(49-54) <b>E</b>		
(41-48) <b>F</b>			(41-48) <b>F</b>		
(35-40) <b>G</b>			(35-40) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC





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