



WRIGHTS



59 Merrick Close, Stevenage, Hertfordshire SG1 6GH

Guide Price £350,000 - Freehold

**Property Summary**

Wrights are pleased to bring to market CHAIN FREE this well presented Three/Four Bedroom Townhouse located in a quiet cul-de-sac in Great Ashby. This highly versatile property provides spacious living throughout. The property comprises of three double bedrooms, a large living room, study that could also be used as bedroom four, two bathrooms, a large kitchen diner, ground floor w/c and designated parking.

Outside the property you are met with woodland views to the front, a low maintenance garden to the rear with gated access and designated parking for two cars.

The Great Ashby area is a private development and offers a variety of green spaces, local shops and schools within close proximity. There is nearby access to the A1(M) and the train station provides direct routes to London Kings Cross in 24 minutes.

**Features**

- CHAIN FREE
- 3/4 BEDROOM TOWN HOUSE
- OVERLOOKING WOODLAND
- EN-SUITE TO MASTER BEDROOM
- LARGE KITCHEN DINER
- GROUND FLOOR W/C
- GREAT ASHBY LOCATION
- TWO ALLOCATED PARKING SPACES

## Room Descriptions

### GROUND FLOOR

#### ENTRANCE HALLWAY

1.17m x 4.77m (3' 10" x 15' 8") Double glazed entrance door to front aspect providing access to study/bedroom four, spacious kitchen diner, ground floor w/c and stairs to first floor.

#### KITCHEN/DINER

3.74m x 4.69m (12' 3" x 15' 5") UPVC Double glazed window to rear aspect, double glazed door leading to rear garden. The kitchen comprises of a range of base and wall units providing ample work surfaces. Ceiling spotlights, inset stainless steel sink and drainer with mixer tap, tiled splash back areas, integrated fridge/freezer and dishwasher, range cooker with gas hob and extractor hood over, radiator. Space for a washing machine.

#### STUDY / BEDROOM FOUR

2.46m x 2.51m (8' 1" x 8' 3") UPVC Double glazed window to front aspect, under stairs storage cupboard, radiator and carpet flooring.

#### GROUND FLOOR W/C

Pedestal hand wash basin, push button dual flush w/c, extractor fan, radiator and laminate flooring.

### FIRST FLOOR

#### LANDING

1.94m x 2.15m (6' 4" x 7' 1") Airing cupboard housing hot water tank, provides access to living room, third bedroom and stairs to the second floor.

#### LIVING ROOM

3.75m x 4.71m (12' 4" x 15' 5") UPVC Double glazed windows to rear elevation with double Juliet balcony. Electric fire with ornamental surround and two single panel radiators.

#### BEDROOM THREE

3.75m x 2.71m (12' 4" x 8' 11") UPVC Double glazed windows to front elevation, two single panel radiators.

### SECOND FLOOR

#### LANDING

0.87m x 3.40m (2' 10" x 11' 2") Access to loft hatch. Leading to Master Bedroom with En-suite shower room, Bedroom Two and family bathroom.

#### MASTER BEDROOM

3.32m x 3.74m (10' 11" x 12' 3") (to max dimensions) UPVC Double glazed windows to rear elevation, built in storage cupboard, two single panel radiators and door leading to...

#### EN-SUITE SHOWER ROOM

1.24m x 2.68m (4' 1" x 8' 10") Tiled splash back areas, fully tiled shower cubical with door, w/c and pedestal hand wash basin. Extractor fan and a single panel radiator.

#### BEDROOM TWO

2.72m x 3.75m (8' 11" x 12' 4") UPVC Double glazed windows to front elevation, built in storage cupboard and two single panel radiators.

#### FAMILY BATHROOM

1.49m x 2.09m (4' 11" x 6' 10") Tiled splash back areas, side panel bath, W/C and pedestal hand wash basin. Extractor fan and single panel radiator.

### EXTERIOR

#### REAR GARDEN

Low maintenance garden with fencing to side and rear with gated access to allocated parking.

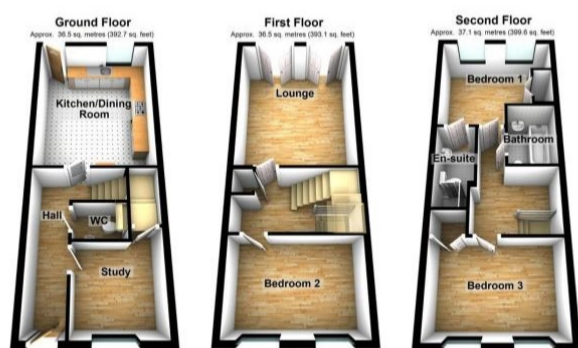
#### PARKING

Two designated parking spaces located to the rear of the property.

### ADDITIONAL INFORMATION

#### Property Details

Council Tax Band - D



Total area: approx. 110.1 sq. metres (1185.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	