



1 Conifer Close, Stevenage, Hertfordshire SG2 7QL

Guide price £425,000 - Freehold

Property Summary

Wrights are delighted to offer to the market this well presented THREE BEDROOM DETACHED FAMILY HOME situated on the popular and sought after CHELLS MANOR DEVELOPMENT and is situated in a quiet cul de sac location but offers easy access to countryside walks. The property benefits from a refitted kitchen and bathroom, gas heating, double glazing and garage with additional parking via driveway. We highly recommend an internal inspection at your earliest convenience.

Chells Manor Village was first constructed in the late 80's and expanded upon over the current years. It boasts local amenities including a Pharmacist and local stores. Situated on the outskirts of Stevenage and offers easy access to the open countryside plus surrounding villages.

Features

- Detached Family Home
- Three Bedrooms
- Lounge/Diner
- Refitted kitchen
- Double Glazed
- Refitted Four Piece Bathroom
- New Combi Boiler
- Gas Heating
- Enclosed rear garden
- Vendor Suited



Room Descriptions

GROUND FLOOR ACCOMMODATION

Hallway

Via part glazed entrance door, fitted radiator, tiled flooring, stairs to first floor, doors leading off to:

Downstairs Cloakroom

Side aspect double glazed opaque window. Wash hand basin with vanity unit below, low flush WC, fitted radiator, tiled flooring, access to small loft space.

Lounge/Diner

12' 8" x 23' 10" (3.86m x 7.26m) L-shaped lounge/diner offering front aspect double glazed window with matching patio doors leading to rear garden. Fitted radiators, understairs storage cupboard, door leading to:

Kitchen

7' 10" x 9' 2" (2.39m x 2.79m) Fully modern fitted kitchen comprising matching wall and base units with worktops over incorporating enamel sink unit with mixer taps, fitted four ring gas hob with eye level double oven. Space for appliances, complementary tiling to splashbacks, tiled flooring.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Side aspect double glazed window, loft access, doors off to:

Bedroom One

9' 9" x 10' 1" (2.97m x 3.07m) Rear aspect double glazed window overlooking garden, fitted radiator, built in wardrobes with sliding mirror fronted doors.

Bedroom Two

8' 0" x 11' 4" (2.44m x 3.45m) Front aspect double glazed window, fitted radiator.

Bedroom Three

7' 9" x 8' 6" (2.36m x 2.59m) Front aspect double glazed window, fitted radiator, built in cupboard.

Bathroom

Rear aspect double glazed obscure window. Four piece bathroom suite comprising panel enclosed bath with hand held shower unit, low flush WC, pedestal wash hand basin, independent shower cubicle, heated towel rail, fully tiled walls and flooring, downlighters.

EXTERNAL

Rear Garden

Mainly laid to lawn with borders complemented by coloured flagstones to patio area, hardstanding for garden shed. Access to:

Garage

Up and over door, power and lighting. To the rear of the garage is a utility area with plumbing for automatic washing machine. To the front of the garage is a drive for one vehicle.

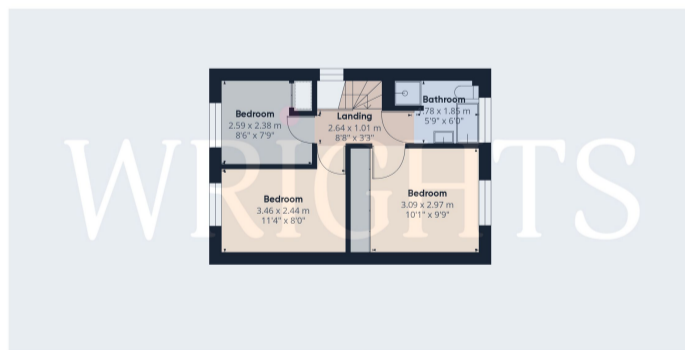
ADDITIONAL INFORMATION

Property Details

Council Tax Band E



Floor 0



Floor 1

WRIGHTS

Approximate total area*
84.64 m²
911.04 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	