



Mandeville, Stevenage, Hertfordshire. SG2 8JJ

- THREE DOUBLE BEDROOMS
- DRIVEWAY FOR 3 CARS
- DOWNSTAIRS CLOAKROOM
- FOUR PIECE BATHROOM SUITE
- CONSERVATORY
- WEST FACING GARDEN
- UTILITY ROOM
- OPEN PLAN LIVING/DINING/KITCHEN
- COMBINATION BOILER
- CLOSE TO A1M AND A602



PROPERTY DESCRIPTION

This wonderful family home located in Oaks Cross, Stevenage is ready to move into and is sure to tick all your boxes. On the ground floor the property benefits from an entrance hallway, downstairs w/c, utility room, conservatory and an open plan lounge/diner/kitchen. On the first floor are three double bedrooms and a gorgeous refitted four piece bathroom. Outside has parking for 2/3 cars and landscaped rear garden.

Mandeville is located within Oaks Cross, Stevenage and the following amenities:

Local Shops 0.3 miles

Longmeadow Primary School 0.4 miles

Marymead medical practice 0.5 miles

Shephalbury Park 0.6 miles

Barnwell Secondary 0.7 miles

Fairlands Valley Park 1.4 miles

A1m Junction 7 1.7 miles

Stevenage Train Station 2.2 miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Doors to downstairs cloakroom, utility room and lounge. Stairs to the first floor with storage underneath.

DOWNSTAIRS CLOAKROOM

0.78m x 2.04m (2' 7" x 6' 8")

Partial tiled with enclosed cistern, vanity unit and countertop wash hand basin.

UTILITY ROOM

1.9m x 1.8m (6' 3" x 5' 11")

Space and plumbing for washing machine. Door to the conservatory.

CONSERVATORY

1.8m x 3.7m (5' 11" x 12' 2")

French doors leading out to the rear garden.

LOUNGE

3.9m x 3.1m (12' 10" x 10' 2")

Sliding door access to the open plan lounge which opens to the kitchen/diner. Window to the rear aspect. Radiator.

KITCHEN/DINER

6.7m x 2.4m (22' 0" x 7' 10")

KITCHEN

Shaker style kitchen comprising a range of wall and base units. Breakfast bar. Space for range cooker and fridge/freezer. Window to the front aspect.

DINING AREA

Open to the lounge and kitchen, a great space for a table with French doors opening to the garden.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Access to the loft via a hatch and drop down ladder. (the combination boiler is located in the loft)

BEDROOM ONE

2.7m x 4m (8' 10" x 13' 1")

Double bedroom with fitted wardrobes and window to the rear aspect. Radiator.

BEDROOM TWO

3.8m x 2.5m (12' 6" x 8' 2")

Double bedroom with two windows to the front aspect. Two storage cupboards. Radiator.

BEDROOM THREE

3m x 2.8m (9' 10" x 9' 2")

Smaller double bedroom with window to the rear aspect. Radiator.

BATHROOM

Four piece bathroom comprising; space saver bath, walk in shower enclosure with thermostatic shower, wash hand basin and enclosed w/c. Partially tiled. Shaver point. Window to the front and rear aspect.

EXTERIOR

DRIVEWAY

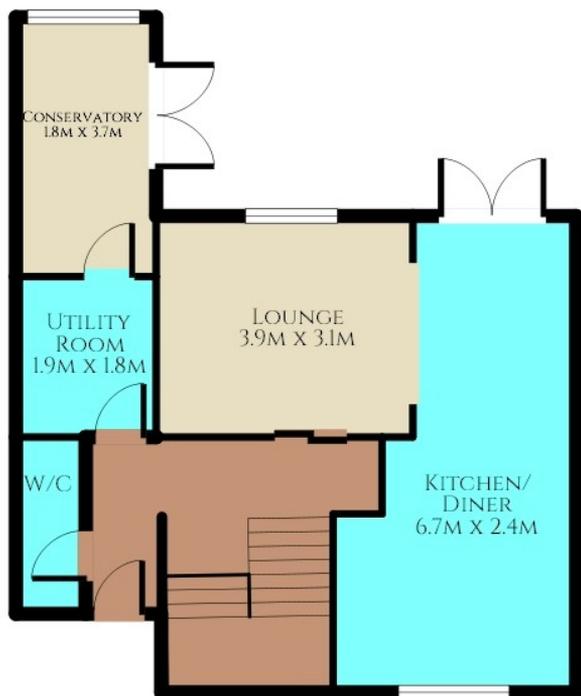
Block paved driveway with space to park three cars.

REAR GARDEN

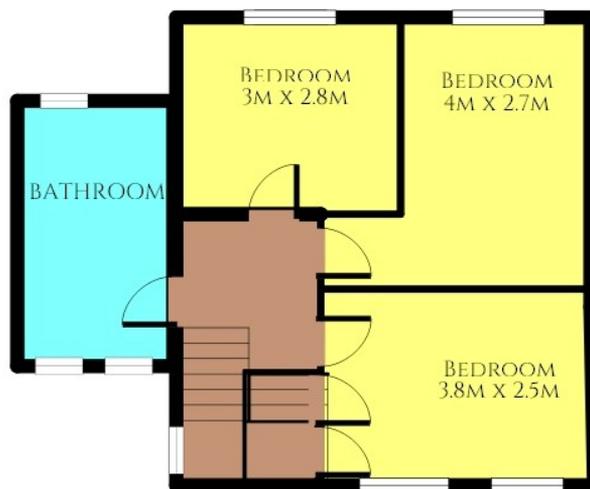
Set over three tiers; the lowest level is paved with a few steps to the next level with Artificial grass. On the third level is laid to lawn.



FLOORPLAN & EPC



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			82
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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