



Merrick Close, Stevenage, Hertfordshire. SG1 6GH

- END OF TERRACE HOUSE
- THREE BEDROOMS
- GROUND FLOOR STUDY/ FOURTH BEDROOM
- GARAGE AND PARKING SPACE
- KITCHEN/DINER WITH INTEGRATED APPLIANCES
- EN-SUITE SHOWER ROOM
- GROUND FLOOR W/C
- LOW MAINTENANCE REAR GARDEN
- OVERLOOKING PARK
- CATCHMENT FOR ROUND DIAMOND PRIMARY SCHOOL



PROPERTY DESCRIPTION

This beautifully presented townhouse in Great Ashby has a fantastic amount of living accommodation set over three floors and is a perfect family home. The property comprises; Kitchen/diner, w/c and ground floor study/ fourth bedroom, Lounge and double bedroom on the first floor and two double bedrooms (both with fitted wardrobes), bathroom and en-suite on the second floor.

Merrick Close is located in Great Ashby and is situated close to the following amenities:

PLAYGROUND 0.0 Miles

Broches Wood 0.2 Miles

Round Diamond Primary School 0.2 Miles

Local shops 0.2 Miles

Nobel Secondary School 1.5 Miles

Lister Hospital 1.9 Miles

Stevenage Train Station 2.6 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Doors to the kitchen/diner, w/c and study/bedroom four.
Stairs to the first floor.

KITCHEN/DINER

3.78m x 3.76m (12' 5" x 12' 4")

A great size kitchen perfect for entertaining; comprising a shaker style range of wall and base units with work surface over. Space for Range cooker with extractor over. Integrated dishwasher, washing machine and fridge/freezer.

Two windows to the side aspect and window to the front aspect. Radiator. Downlighting.
Space for dining table.

w/c

W/C and wash hand basin.

STUDY/BEDROOM FOUR

3.51m x 3.78m (11' 6" x 12' 5")

A versatile additional room perfect to be used as a study or forth bedroom.

Door to the rear garden. Radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to the lounge and bedroom three. Stairs up to the second floor.

LOUNGE

4.95m x 3.76m (16' 3" x 12' 4")

A lovely bright room with two Juliet French doors and window to the front aspect. Electric fire. Vertical radiator.

BEDROOM THREE

3.76m x 2.64m (12' 4" x 8' 8")

Double bedroom with two windows to the side aspect.
Radiator.

SECOND FLOOR

SECOND FLOOR LANDING

Doors to two bedrooms, bathroom and airing cupboard housing the hot water tank.

BEDROOM ONE

2.82m x 3.76m (9' 3" x 12' 4")

Double bedroom with two windows to the side aspect.
Fitted wardrobes. Radiator. Access to the en-suite shower room.

EN-SUITE SHOWER ROOM

Partially tiled with single shower enclosure with thermostatic shower, wash hand basin and w/c. Radiator.

BEDROOM TWO

2.67m x 3.76m (8' 9" x 12' 4")

Double bedroom with two windows to the side aspect.
Fitted wardrobes. Radiator.

BATHROOM

Partially tiled bathroom comprising; side panel bath with mixer taps and shower attachment, glass shower screen, wash hand basin and w/c. Radiator.

EXTERIOR

REAR GARDEN

Low maintenance rear garden, fully enclosed with concrete posts and gravel boards, wooden fences and a gated access. Flagstone patio and artificial lawn.

GARAGE

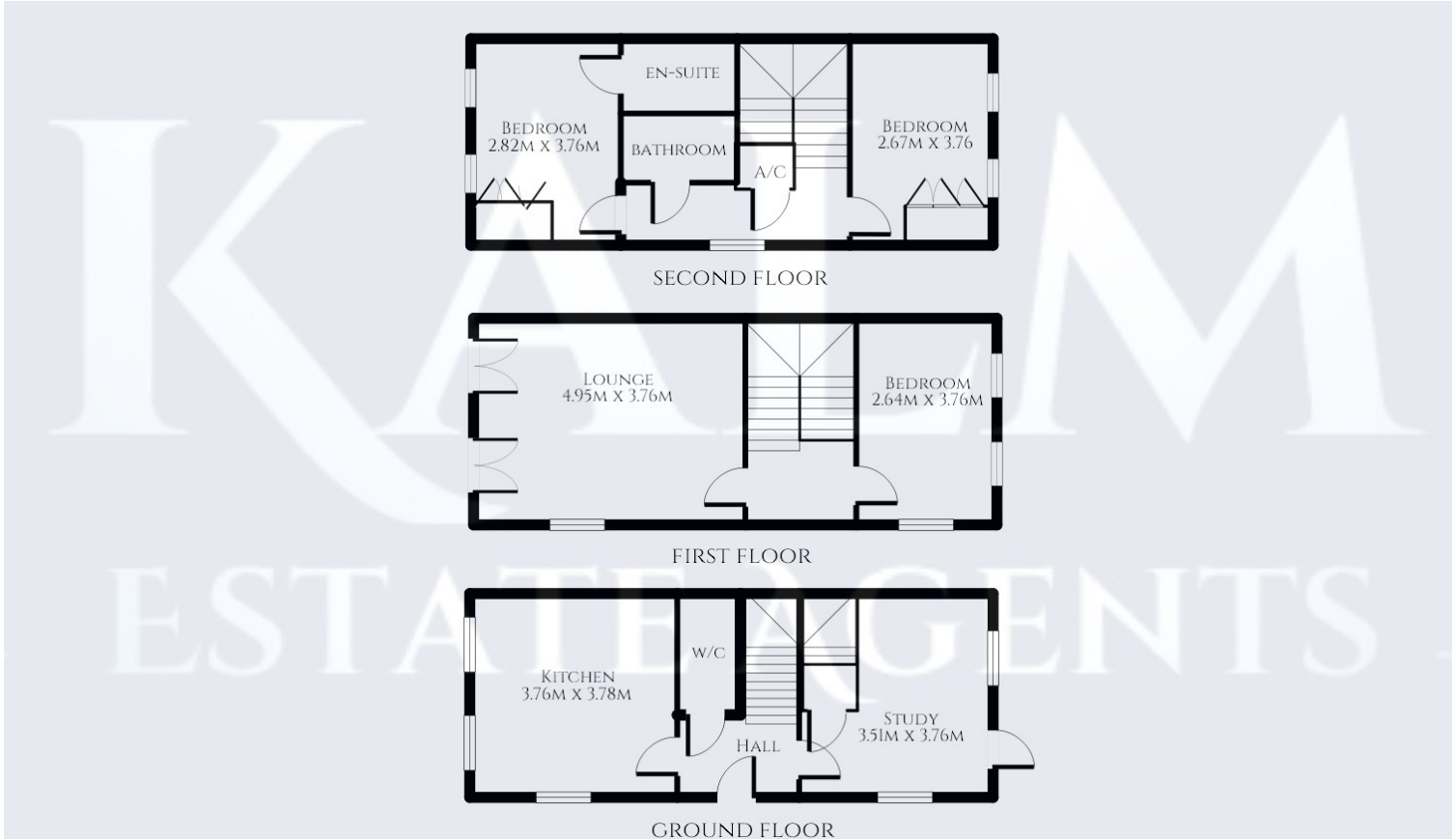
Located to the front of the property in a block of two garages with an up and over door.

PARKING SPACE

Allocated parking space.



FLOORPLAN & EPC



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	

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