



Newlyn Close, Stevenage, SG1 2JD

£575,000



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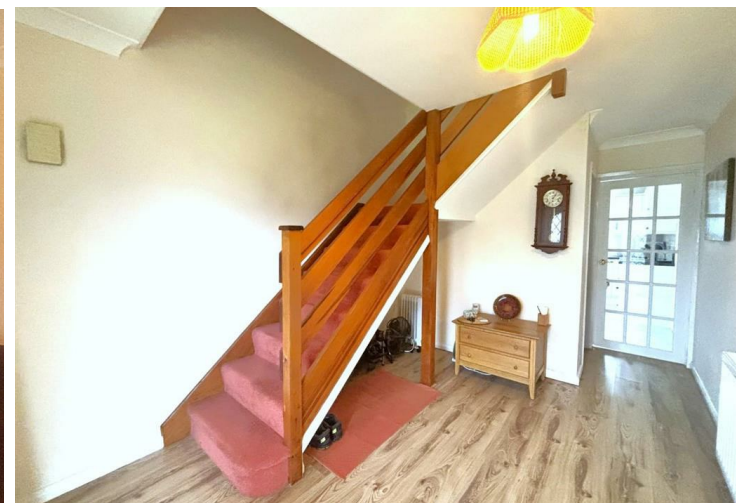
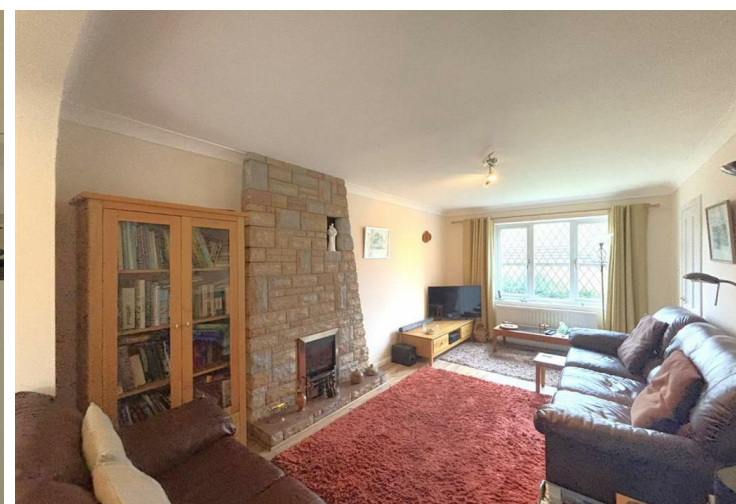
Newlyn Close, Stevenage

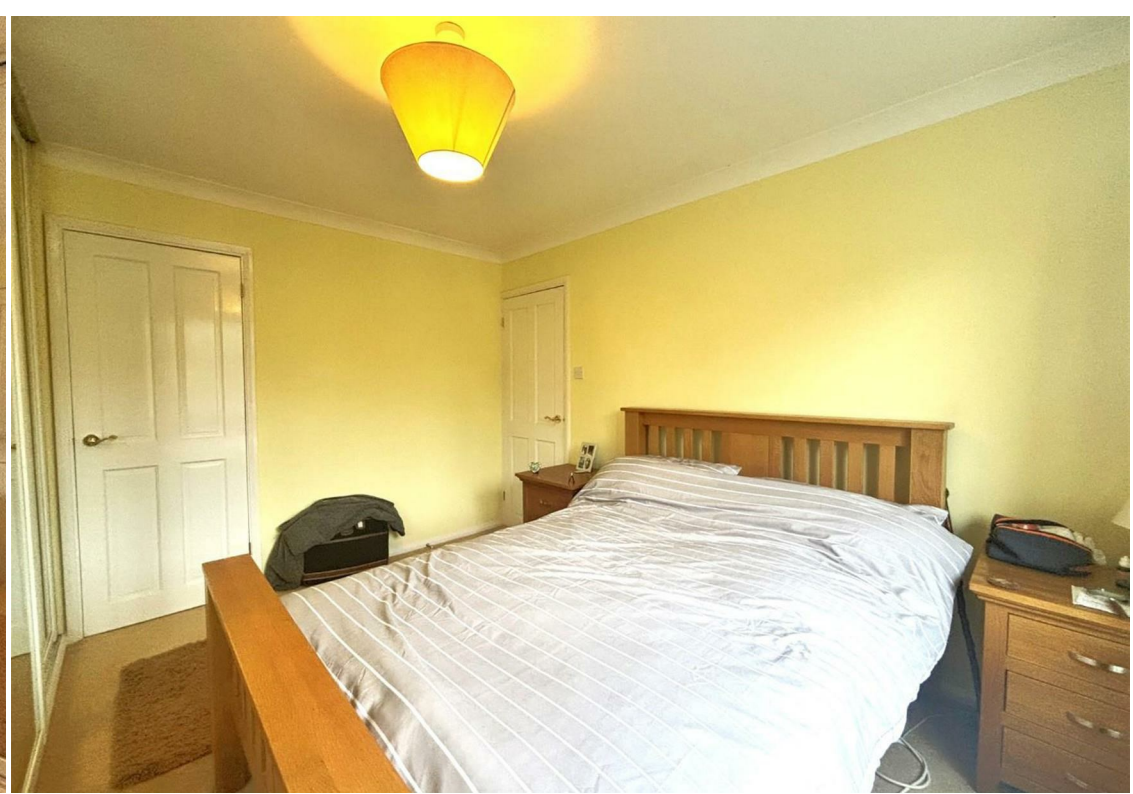
CHAIN FREE and nestled in the highly sought-after Newlyn Close, this rarely available link-detached home offers the perfect combination of comfort, style, and convenience. With three generously sized bedrooms and fourth bedroom being ideal for a single bed or office, it's an ideal choice for families seeking a spacious and welcoming retreat.

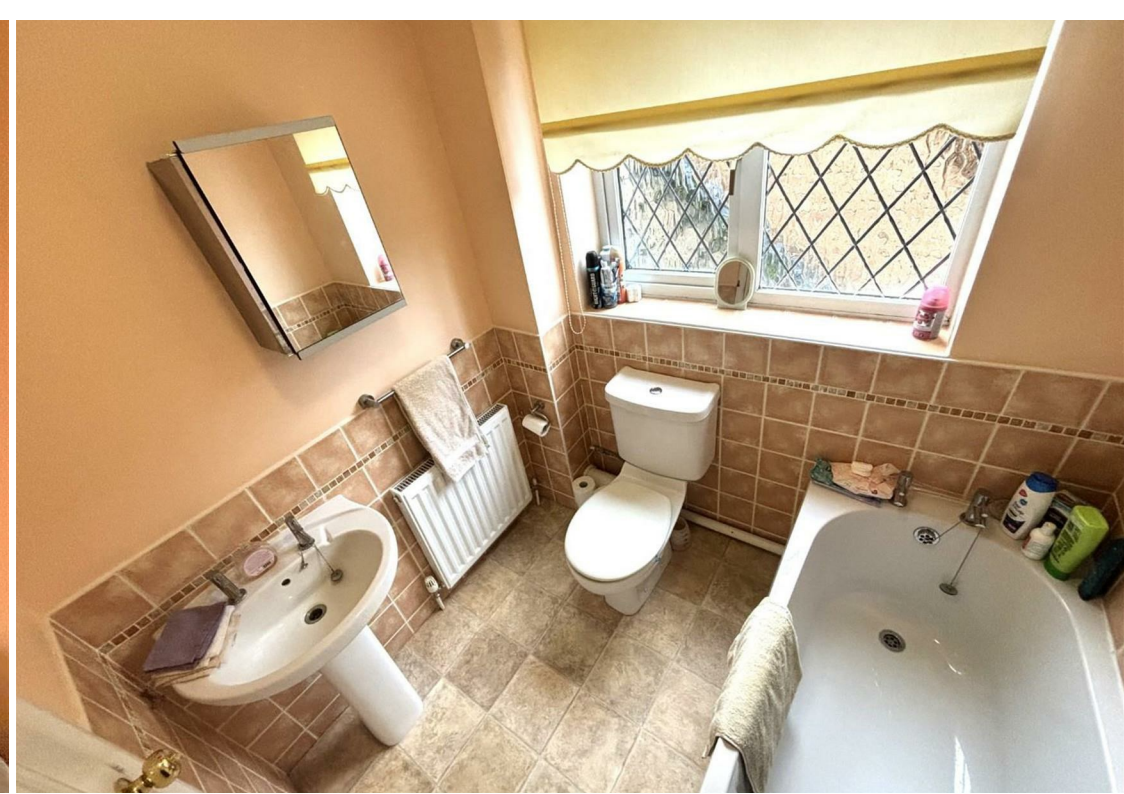
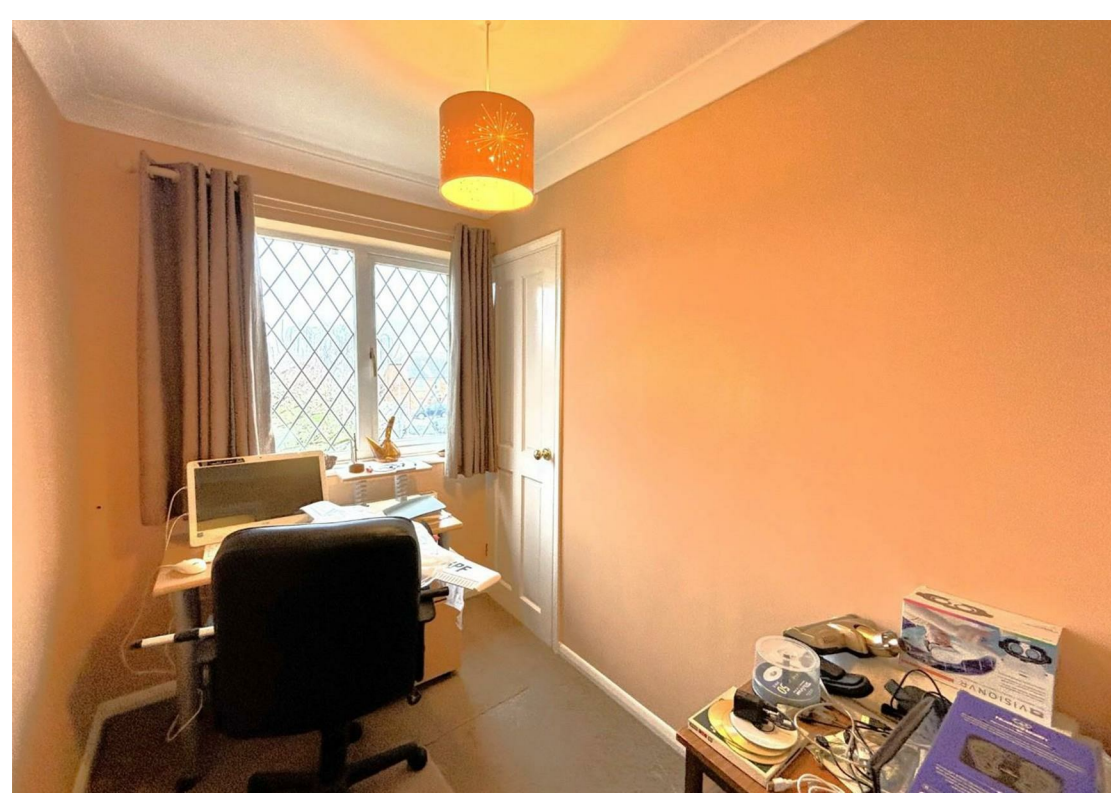
The property has the potential to be modernised with current accommodation featuring two reception rooms, perfect for both relaxing and entertaining, while a family bathroom, ensuite shower room and downstairs WC caters effortlessly to the needs of a busy household. Outside, a beautifully landscaped south-west-facing garden enjoys abundant sunlight throughout the day, providing an inviting space for outdoor activities or tranquil relaxation.

Practicality meets convenience with parking for up to three vehicles, thanks to a spacious driveway and garage, with the potential for further parking. Best of all, this home is benefits from solar panels that the current vendor owns outright.

Located in a prime position close to excellent schools, railways station with direct links to London, A1(M), local amenities to include Stevenage Old Town, and scenic parks, this exceptional property is a rare find. Don't miss the chance to make this delightful house your forever home!







Front door into:

Entrance Hall

Large entrance hall comprising radiator, coving, stairs to first floor, door to:

Living Room:

17'1 x 10'3

UPVC double glazed window to front, radiator, coving, and opening to:

Dining Room:

10'3 x 9'3

UPVC double glazed window to rear, radiator, coving, doors to rear garden and door to:

Kitchen:

11'5 x 8'6

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating one and half bowl stainless steel sink with mixer tap and drainer, built in oven with four ring gas hob and extractor fan over, built in low level fridge, washing machine and dishwasher, door opening to rear garden, wall mounted gas boiler, UPVC double glazed window to rear and door to hallway.

WC:

Low level WC, wash hand basin with mixer tap and coving.

First Floor Landing:

Cupboard, coving and doors to:

Bedroom One:

12'3 x 10'3

UPVC double glazed window to rear, radiator, built in wardrobes and door to:

Shower Room:

Walk in shower, wash hand basin with mixer tap, radiator and opaque UPVC double glazed window to side.

Bedroom Two:

11'6 x 10'3

UPVC double glazed window to front, radiator, coving and loft access.

Bedroom Three:

8'6 x 8'5

UPVC double glazed window to rear, radiator and coving.

Bedroom Four:

8'2 x 5'5

UPVC double glazed window to front, cupboard, radiator and coving.

Bathroom:

6'5" x 5'6

Low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap, tiled to half height, radiator, coving and opaque UPVC double glazed window to side.

Garden:

South West facing garden mainly laid to lawn and with paved patio seating area, enclosed by panel fencing, outlight light and tap, green house and pedestrian gated side access.

Garage:

17'1 x 8'8

Up and Over door, light and power, large loft space.

Driveway:

Parking for two cars.

Front:

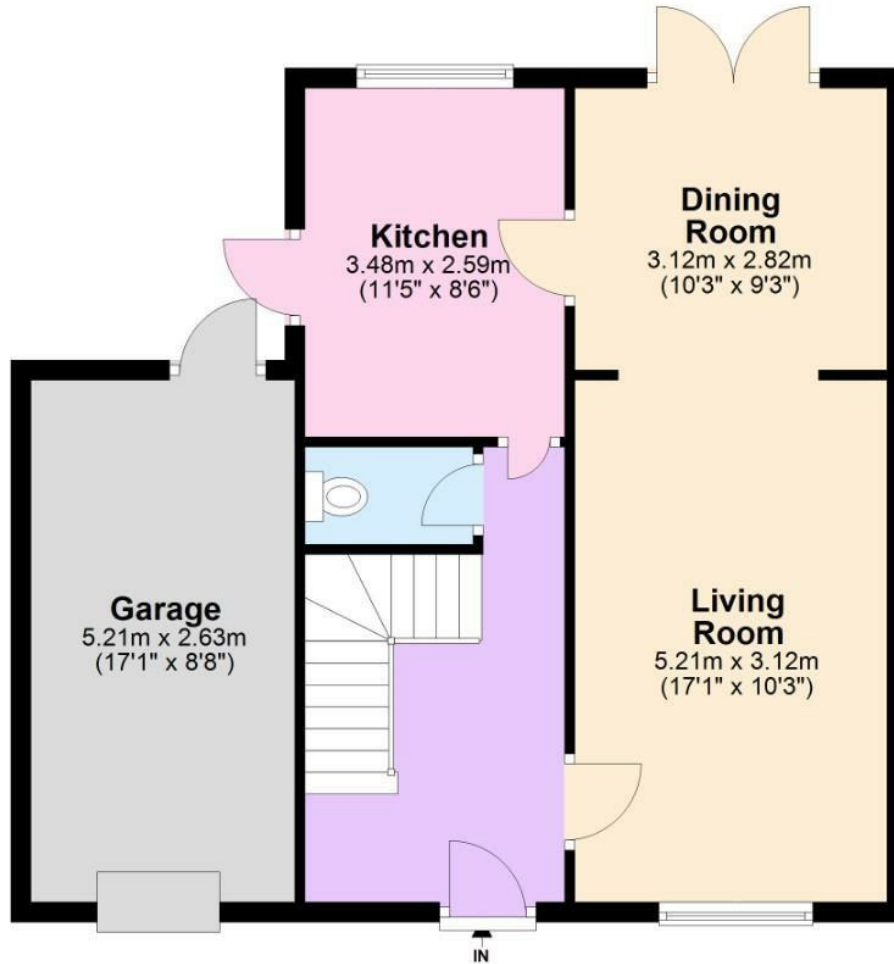
Mainly laid to lawn with the potential to landscape to add further parking.

Solar Panels

The current vendor benefits from solar panels which they own outright. Further details available upon request.

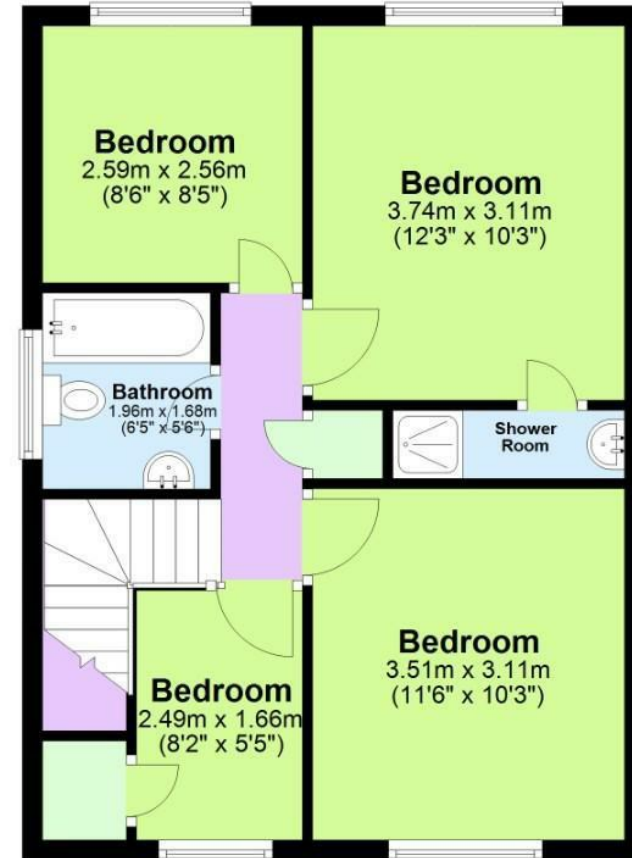
Ground Floor

Approx. 61.4 sq. metres (661.1 sq. feet)




First Floor


Approx. 47.2 sq. metres (507.8 sq. feet)

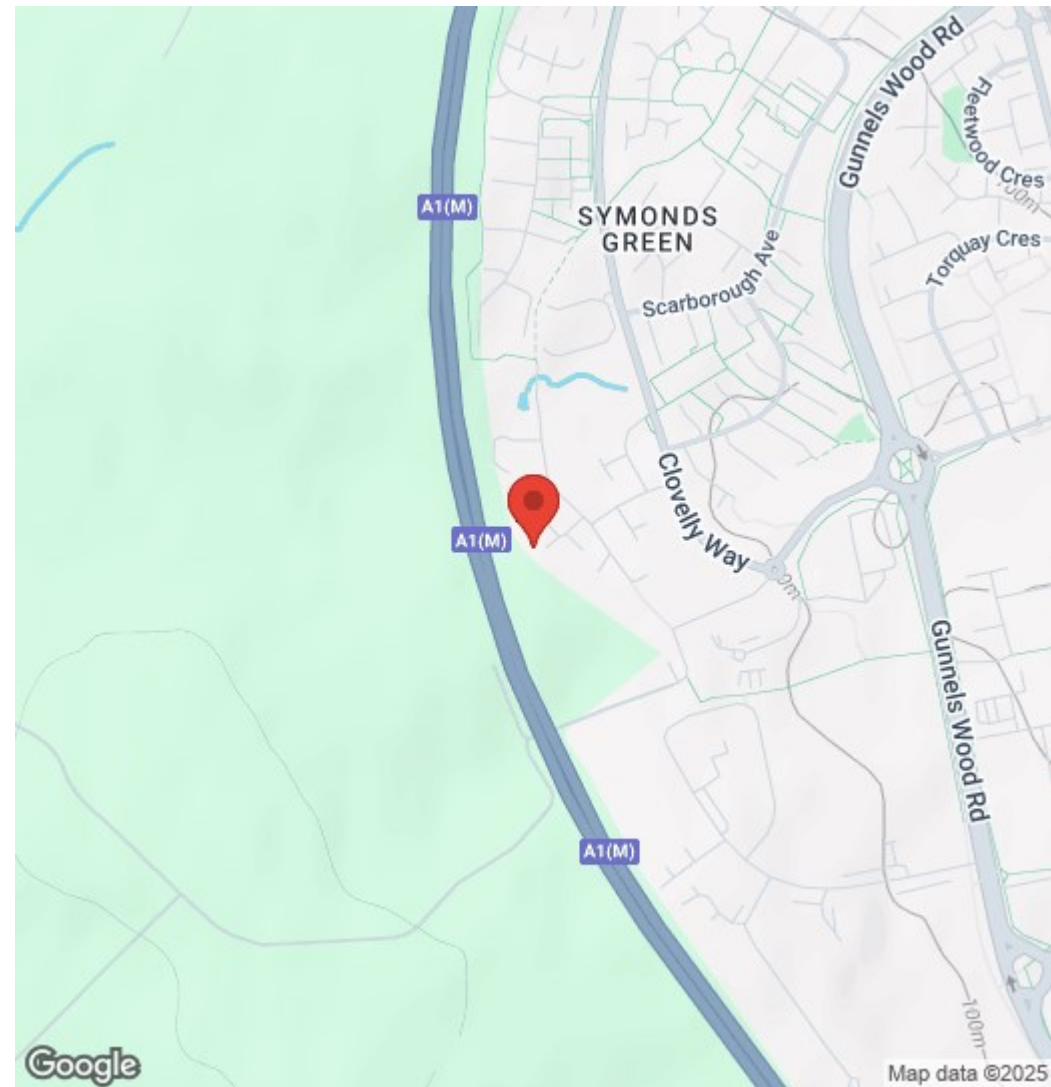


Total area: approx. 108.6 sq. metres (1168.9 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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