



Ayr Close
Stevenage | SG1 5RZ

AGENT HYBRID

Offers Over
£550,000



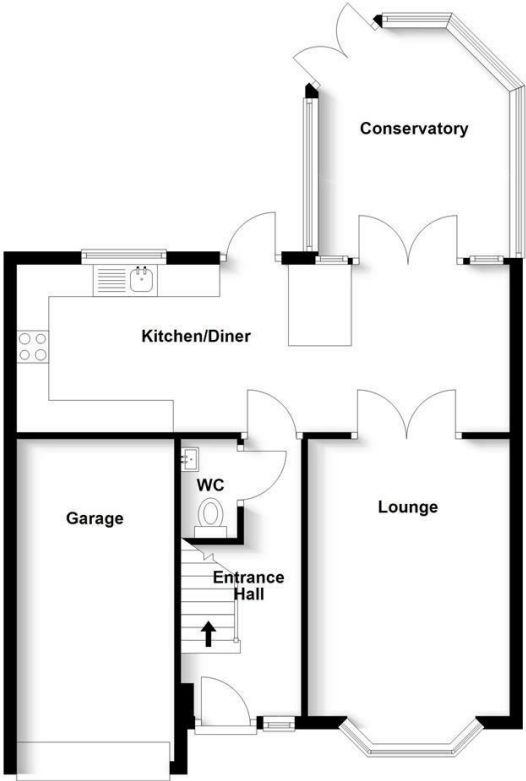
Agent Hybrid is proud to present this CHAIN FREE, stunning executive four-bedroom detached family home, nestled on a desirable road in the sought-after area of Chells Manor. The accommodation begins with an inviting entrance hallway, featuring doors to a re-fitted downstairs WC and a spacious, bay-fronted lounge. From the hallway and through double doors from the lounge, you'll discover an impressive kitchen/diner that spans the entire width of the property. The kitchen boasts sleek dove grey gloss units with handleless doors, marble-effect countertops, and a breakfast bar cleverly incorporating a washing machine. Double glazed wooden doors lead seamlessly into the conservatory, offering additional versatile living space. Upstairs, the first-floor landing provides access to four generously sized double bedrooms and a luxurious, high-spec family bathroom. The bathroom is beautifully appointed with striking marble-effect wall tiles, a rainfall shower head, and body jets. The master bedroom is complemented by a re-fitted en-suite that mirrors the stylish aesthetic of the main bathroom. Outside, the property features a private, south-west-facing rear garden, complete with a patio seating area, lawn, and a decked corner space ideal for entertaining. To the front, there is an integral single garage and a driveway with space for two vehicles. This exceptional home must be viewed to be fully appreciated!

DIMENSIONS

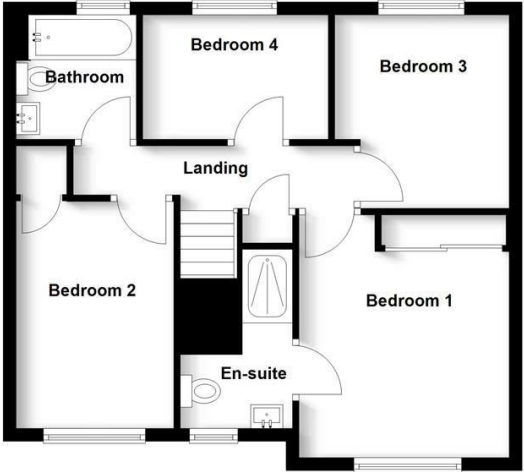
- Entrance Hallway
- Downstairs WC
- Lounge 16'6 (into bay) x 10'4
- Kitchen/Diner 25'2 x 8'7
- Conservatory 11'9 x 9'8
- Bedroom 1: 12'5 x 10'4
- En-Suite
- Bedroom 2: 11'7 x 8'4
- Bedroom 3: 9'7 x 8'9
- Bedroom 4: 9'6 x 6'8
- Family Bathroom
- Integral Garage 17'1 x 8'7

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| | 71 | 83 |

Ground Floor
Approx. 65.9 sq. metres (709.4 sq. feet)



First Floor
Approx. 50.9 sq. metres (547.5 sq. feet)



Total area: approx. 116.8 sq. metres (1256.9 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Rome sizes should not be relied upon for furnishing purposed and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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