



Merrick Close,  
Stevenage, Hertfordshire SG1 6GH





# 1 Merrick Close, Great Ashby, Stevenage, SG1 6GH

## £334,995

Spacious, well presented three bedroom town house enjoying a pleasant position at the entrance to this popular Great Ashby turning with the advantage of a pleasant rear garden.

An attractive well presented spacious three bedroom townhouse enjoying a pleasant location positioned at the entrance to this highly regarded turning on the outskirts of Great Ashby.

The property offers a flexible and versatile arrangement of accommodation over three floors including a reception hallway, downstairs cloakroom/wc, generous fitted kitchen/dining room, first floor landing leading to a most comfortable lounge with views over the generous well stocked garden to the rear, first floor double bedroom (currently being used as a dining room) with the second floor landing providing access to two further bedrooms including the master bedroom suite with built-in triple wardrobes and a modern en-suite shower room and a family bathroom.

Other practical benefits include UPVC double glazed windows, gas fired central heating and a single integral garage with a tarmac driveway to the front of the property providing off-road parking for at least one vehicle. Viewing recommended.

### LOCATION

Stevenage comprises both the New and Old Towns and is close to the A1M. The Historic High Street in the Old Town offers a good selection of shops, a Waitrose and Tesco Express supermarket, cafés/restaurants, public houses, public library, local Schools and a bank. There are more comprehensive shopping facilities in the nearby New Town with Schools, a Leisure Complex, Theatre and Arts Centre and Stevenage mainline train station with fast regular trains to London Kings Cross (23 mins).

### THE ACCOMMODATION COMPRISES

Double glazed front door to:

#### RECEPTION HALLWAY

Welcoming reception hallway finished with oak effect flooring, staircase to first floor with recess below, radiator and doors to:

#### CLOAKROOM/WC

Fitted with a low level WC and pedestal hand wash basin, tiled splash backs, radiator, downlighters and extractor fan. Continuation of oak effect flooring.

#### KITCHEN/DINING ROOM

14'11" x 9'6" (4.54 x 2.89)

Fitted with a range of light oak grain effect effect base and eye level units and drawers finished with square edged granite effect work surfaces with an inset one and a half bowl stainless steel sink unit with mixer tap. Hotpoint dual fuel stainless steel range oven with twin ovens, grill and warming drawer (available by separate negotiations) with seven gas burners and stainless steel extractor canopy above. A range of integrated appliances to include dishwasher, washing machine and fridge/freezer. Further illuminated glazed display cabinet and pull out wire racked larder storage. Tiled splashbacks and tiled flooring, space for table, radiator, double glazed window and door to the rear elevation.

#### FIRST FLOOR LANDING

Staircase continues to the second floor, radiator, double glazed window to the front elevation and doors to:

#### LOUNGE

15'7" x 15'0" (4.76 x 4.57)

A most comfortable generous room of excellent proportions featuring stylish oak effect flooring, feature fireplace with marble hearth and surround with inset electric fire, two double glazed windows to the rear elevation with views over the garden, two radiators, TV and phone points.

#### BEDROOM THREE

10'0" x 8'9" (3.06 x 2.67)

A generous double room situated on the first floor currently being used a dining room with a radiator and double glazed window to the front elevation.

#### SECOND FLOOR LANDING

Access to part boarded loft space. Doors to:

#### BEDROOM ONE

13'3" x 9'1" (4.03 x 2.77)

A generous master bedroom with measurements excluding a built-in triple wardrobe, radiator and double glazed window to the rear elevation with views over the garden. Door to:

#### EN-SUITE SHOWER ROOM

6'4" x 5'8" (1.93 x 1.72)

Fitted with a modern white three-piece suite comprising a pedestal hand wash basin with chrome mixer tap, low level wc with push button flush, corner shower cubicle with fitted shower, white tiled walls to half height with contrasting mosaic border tile, tiled effect

flooring, shaver point, radiator, extractor fan, downlighters and double glazed window to the rear elevation.

#### **BEDROOM TWO**

11'9" x 10'2" (3.57 x 3.10)

Measurements exclude a built-in single wardrobe and an airing cupboard housing the hot water cylinder, radiator and two double glazed windows to the front elevation. (Freestanding wardrobe and chest of drawers included in the sale)

#### **FAMILY BATHROOM**

6'9" x 5'8" (2.06 x 1.72)

Fitted with a modern white three-piece suite comprising a panelled bath with mixer tap with separate shower over, pedestal hand wash basin with mixer tap, low level wc with push button flush, white tiled surrounds with contrasting mosaic border tile and tiled effect flooring, extractor fan, downlighters, shaver point and radiator.

#### **OUTSIDE**

##### **FRONT**

The property is set back from the road behind a tarmac driveway providing off-road parking for at least one vehicle leading to an integral single garage with mature shrub border and lawn to one side, pathway leading to storm porch with carriage and front door. The current owners park a second vehicle across the front of the driveway.

##### **GARAGE**

Single integral garage with up and over door, power and light.

##### **REAR GARDEN**

A particular feature of the property, laid to lawn with a wide variety of flowering shrubs, circular patio extending to the side whilst the garden is enclosed by wooden panelled fencing with gated access at the rear.









Telephone: 01438 316846  
 oldtown@putterills.co.uk  
 www.putterills.co.uk



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