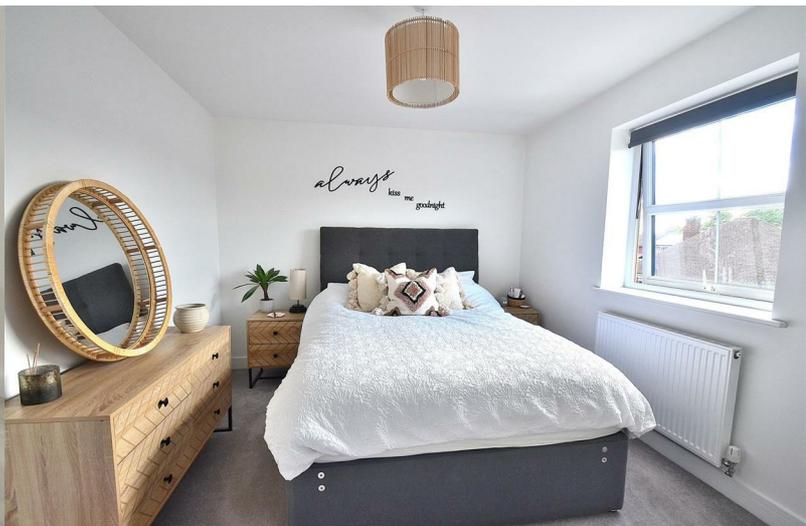




£365,000

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3 Doctors Close, Off Kings Road, Sandy, SG19 1FA

ch@ndlers
independent property specialists

Signature

3 Doctors Close

Off Kings Road, Sandy, SG19 1FA

£365,000



Entrance hall

Composite front door with inset double glazing. 'Camaro Polyflor' vinyl flooring with under floor heating. Stairs to 1st floor.

Lounge

16'11" x 13'1" (5.18m x 4.00m)

Upvc double glazed window to front with fitted shutter blinds. 'Camaro Polyflor' vinyl flooring with under floor heating. Open plan to the kitchen/dining area. Walk-in under stairs cupboard housing the under floor heating controls. TV/FM/DAB points.

Kitchen/dining room

17'0" x 9'5" (5.19m x 2.88m)

An open plan area with upvc double glazed doors to rear opening to the garden. 'Camaro Polyflor' vinyl flooring with under floor heating. Quality fitted kitchen with inset 'Blanco' one and a half bowl stainless steel sink unit and stylish 'Blanco' mixer tap. Wall and base units with LED under lighting. White marble quartz work tops with up-stands. Breakfast bar/divide with stool space under. Integrated 'Zanussi' stainless steel oven with 'Zanussi' induction hob and 'Caple' extractor hood over. USB charging points. Ceiling down lighters.

Downstairs cloakroom

5'0" x 4'4" (1.54m x 1.33m)

Upvc double glazed window to rear. 'Roca' wash basin with stylish 'Vado' mixer tap. 'Roca' dual flush WC and ceramic tiling to splash areas. 'Camaro Polyflor' vinyl flooring with under floor heating. Wall unit housing 'Ideal' gas fired boiler.

1st floor landing

Fitted 'Primo Plus' carpet with 'Cloud 9' underlay to stairs and landing. Radiator. Access to loft space. Built-in airing cupboard housing 'Ideal' hot water cylinder.

Bedroom One

13'5" x 9'10" (4.10m x 3.00m)

Upvc double glazed window to front. Fitted 'Primo Plus' carpet with 'Cloud 9' underlay to stairs and landing. Radiator. TV point. USB charging point.

En-suite shower room

4'11" x 4'7" (1.50m x 1.41m)

Upvc double glazed window to front. Shower to corner cubicle with screen doors. 'Ideal' wash basin with stylish 'Vado' mixer tap and cupboard under. Dual flush WC. Ceramic tiled splash areas. Heated towel rail. Extractor fan. Ceiling down lighters. LED motion activated demisting mirror.

Bedroom Two

10'5" x 7'6" (3.20m x 2.30m)

Upvc double glazed window to rear. Radiator. Fitted 'PrimoPlus' carpet with 'Cloud 9' underlay. TV and USB charging points. Wardrobes with sliding door fronts, hanging rail and shelving.

Bedroom Three

9'6" x 9'1" (2.91m x 2.78m)

Upvc double glazed window to rear. Radiator. Fitted 'PrimoPlus' carpet with 'Cloud 9' underlay. TV and USB charging points.

Family bathroom

2.08m x 1.71m

Upvc double glazed window to side. Bath with stylish

'Vado' mixer tap and height adjustable hand held shower head and side screen. 'Isdeal' wash basin with stylish 'Vado' mixer tap and soft close drawers under. Dual flush WC. Ceramic tiling to walls. Heated towel rail. Ceiling down lighters. LED motion activated demisting mirror.

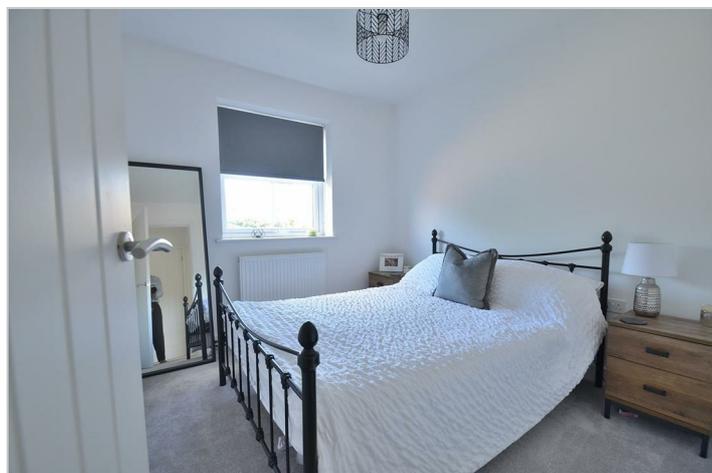
Outside

Front : Low maintenance frontage with Two allocated parking spaces. Path to the front door extending to one side with gated access to the rear garden. Outside lighting.

Rear: Secure walled and fenced garden laid to lawn with a paved patio area. Outside lighting and water tap. Outside power point.

Agents note

The small shared areas are at the entrance to Doctors Close leading to individual drive ways. The owners of the five houses will have equal responsibility for the up keep and become directors of the residential management company.



Floor Plan

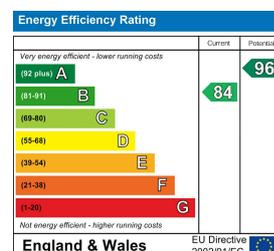


Viewing

Please contact our Stevenage Sales Office on 01438 356635 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



01438 356635 www.chandlers-estates.co.uk 18 Market Place, Stevenage, Hertfordshire, SG1 1DB Email: sales@chandlers-estates.co.uk

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