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6 Gordian Way, Stevenage, SG2 7QF

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## Price Guide £430,000

This impressive 4 bedroom end of terrace family home is situated in a highly desirable position within Chells Manor, Gordian Way, Stevenage, offering generous and versatile accommodation, combining contemporary living with a superb location close to woodland and open countryside.

On entering, you are welcomed by a spacious entrance hallway, complete with a convenient downstairs WC. The ground floor offers a fantastic balance of living and entertaining space, with a generous lounge providing the perfect place to unwind and relax. The modern kitchen offers ample storage and preparation space and opens seamlessly into a substantial conservatory. This bright and versatile area provides plenty of room for both dining and entertaining, creating a wonderful hub for family life.

The first floor offers four well-proportioned bedrooms, providing excellent flexibility for families, guests or those requiring additional home-working space. The loft bedroom, which benefits from its own en-suite shower room, creating a private and versatile space away. The remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property continues to impress with a private rear garden, offering an ideal setting for outdoor dining, entertaining or simply enjoying some time outside. Further benefits include a garage and driveway, providing valuable off-road parking.

The property is ideally positioned within the popular Chells Manor area of Stevenage, a location well regarded for its attractive residential surroundings and proximity to nearby woodland and countryside. Gordian Way also offers convenient access to a range of local amenities, including shops, schools and recreational facilities, while excellent transport connections provide access to Stevenage town centre and surrounding towns and cities.

- Beautiful End-Terrace Family Home
- Spacious Kitchen/Diner & Separate Conservatory
- Downstairs WC & Family Bathroom
- Double Garage & Driveway
- Four Excellent Sized Bedrooms
- Ensuite to the Master Bedroom
- Lovely Enclosed Rear Garden
- Close to Woodland & Countryside

Total = 119.1 sq m / 1,281 sq ft

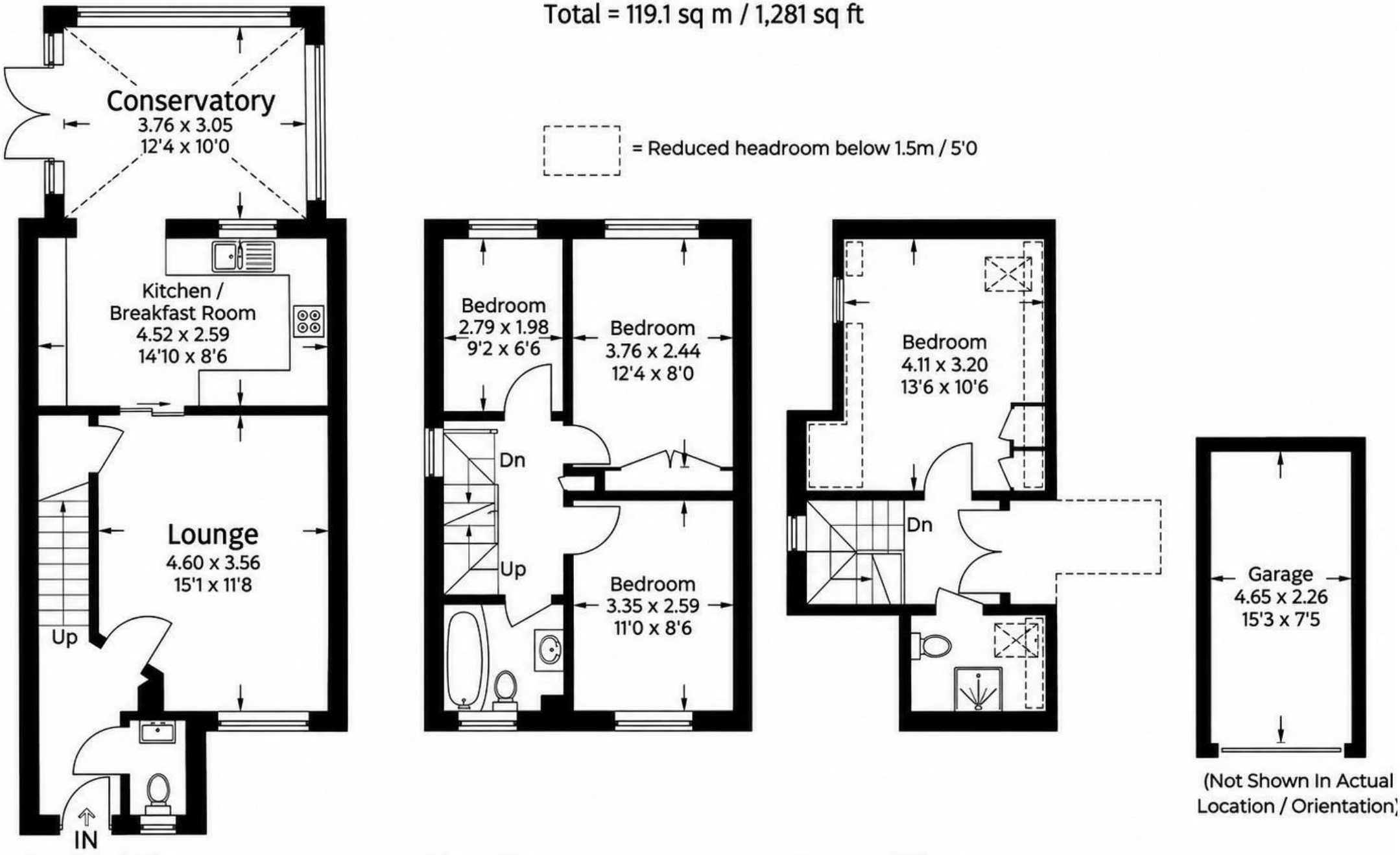



Illustration for identification purposes only,
measurements are approximate, not to scale.

**Entrance Hallway**
The property is entered via a welcoming entrance hallway, providing access to the lounge, kitchen/diner, conservatory, downstairs WC and stairs ascend to the first floor accommodation.

**Lounge**
15'1 x 11'8
A well-proportioned and inviting lounge with a double glazed window to the front aspect. The lounge provides an ideal setting for spending time with family or entertaining guests, with a pleasant atmosphere in which to unwind.

**Kitchen/Diner**
14'10 x 8'6
A practical kitchen and dining area, with a double glazed window to the rear aspect and offers a good range of matching wall and base units, with worktop, electric hob and oven, sink and drainer unit and space and plumbing for a washing machine and tall fridge/freezer. The layout provides room for kitchen appliances and storage, whilst the dining area creates a sociable space for enjoying meals together.

**Conservatory**
12'4 x 10'0
A fantastic addition to the ground floor accommodation, the conservatory provides a further versatile reception space overlooking the garden. This light and airy room could be used as an additional sitting room, playroom, and currently used as a dining area or simply somewhere to relax and enjoy the garden throughout the seasons.

**Downstairs WC**
A convenient downstairs WC, fitted with a low level WC and wash hand basin, providing useful facilities for both residents and visiting guests.

**Landing**
The first floor landing provides access to three bedrooms and the family bathroom, with a further staircase leading to the second floor accommodation.

**Bedroom One**
12'4 x 8'0
A well-sized double bedroom, offering comfortable accommodation with space for a double bed and additional bedroom furniture. A versatile room suitable for a principal bedroom or guest accommodation.

**Bedroom Two**
11'0 x 8'6
Another good-sized bedroom, providing space for a bed and bedroom furnishings. This room would make an ideal additional double bedroom, guest room or comfortable space for a family member.

**Bedroom Three**
9'2 x 6'6
A useful third bedroom, ideal for a child's bedroom, nursery or home office. Offering flexibility to suit the needs of a growing family or those working from home.

**Family Bathroom**
The family bathroom serves the first floor bedrooms and provides practical facilities for everyday family living., comprises; a low level WC, wash hand basin and bath.

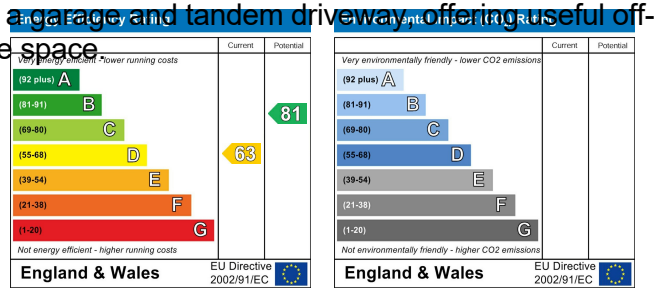
**2nd Floor Landing**
The second floor landing leads to the fourth bedroom and its accompanying ensuite facilities, creating a degree of separation from the remaining bedrooms and making this an ideal private suite.

**Bedroom Four**
13'6 x 10'6
A particularly spacious fourth bedroom situated on the second floor. This room offers excellent versatility and could make an ideal master bedroom, providing a more private retreat away from the main family accommodation. There is also direct access to the ensuite shower room.

**Ensuite**
A convenient ensuite serving the second floor bedroom, providing additional privacy and practicality, and comprising; low level WC, wash hand basin and shower.

**Garden**
The property further benefits from an outside enclosed garden, providing valuable outdoor space for relaxing, entertaining and enjoying the warmer months. An ideal area for families and those who enjoy spending time outdoors.

**Garage & Driveway**
Completing the accommodation is a garage and tandem driveway, offering useful off-road parking and additional storage space.




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