

## 24 Christ Church Close, Stamford, PE9 1HS

Immaculately Presented Three/Four Bedroom Town House – Stylish Upgrades, South-Facing Garden & Garden Office

This immaculately presented three/four-bedroom modern town house has been significantly improved by the current owners, offering high-quality finishes, versatile accommodation, and exceptional attention to detail throughout. Ideally located close to the town centre and local amenities, this home provides a superb blend of comfort, practicality, and contemporary style.

The first floor features a stylish breakfast kitchen fitted with Neff appliances, solid work surfaces, and a Juliet balcony that brings in an abundance of natural light. A spacious sitting room, complete with gas fire, solid wood flooring, and a second Juliet balcony, offers a warm and elegant living space.

The top floor includes a main bedroom with en-suite, two further bedrooms, and a modern shower room, providing well-balanced accommodation for families or guests.

The ground floor offers impressive flexibility with a utility room, study/bedroom four, hobby room, and an air-conditioned conservatory, ideal for year-round use. Throughout the property, window shutters add style and privacy, while solar panels and gas-fired central heating enhance energy efficiency.

The south-facing rear garden is designed for low maintenance and features an air-conditioned garden office with power and light — perfect for home working or creative pursuits. To the front, a block-paved driveway leads to a useful storage garage.

Beautifully finished and thoughtfully arranged, this outstanding town house offers versatile living space in a highly convenient location — a home that must be viewed to be fully appreciated.

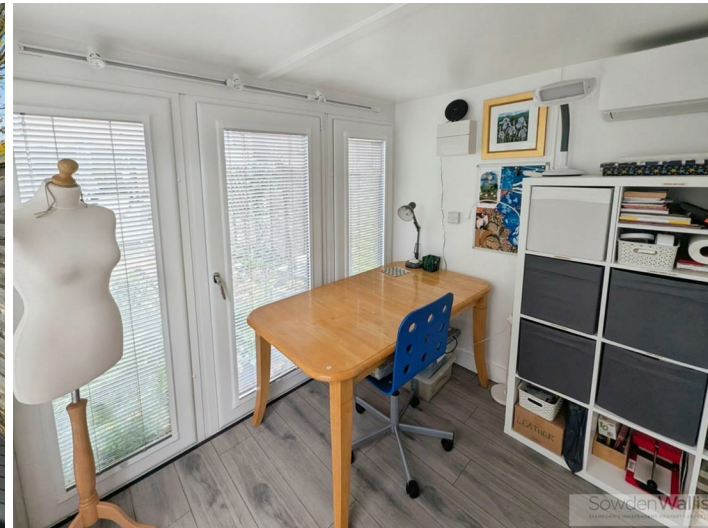
**Asking Price £375,000 Freehold**

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

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Immaculate modern town house
- Stylish breakfast kitchen
- Three bedrooms, optional fourth with a study on the ground floor
- Gas fired central heating & solar panels
- Council Tax Band - D
- Easy access to the town centre
- Spacious sitting room with juliet balcony and window shutters
- Air conditioned conservatory & garden office
- Block paved driveway
- EPC - B



### ACCOMMODATION:

#### Entrance Hall

**Cloakroom**  
1.75m x 0.86m (5'9" x 2'10")

**Study/Bedroom Four**  
3.05m x 2.77m (10' x 9'1")

**Conservatory**  
4.29m x 2.84m (14'1" x 9'4")

**Utility Room**  
1.91m x 1.68m (6'3" x 5'6")

**Hobby Room**  
3.10m x 2.57m (10'2" x 8'5")

#### Landing

**Sitting Room**  
4.37m x 4.75m max (14'4" x 15'7" max)

**Breakfast Kitchen**  
4.70m max, 2.77m min x 4.19m max, 2.24m min (15'5" max, 9'1" min x 13'9" max, 7'4" min)

#### Landing

**Main Bedroom**  
4.06m x 2.74m (13'4" x 9')

**En-suite**  
2.51m x 1.88m (8'3" x 6'2")

**Bedroom Two**  
3.58m x 2.79m (11'9" x 9'2")

**Bedroom Three**  
2.59m x 1.85m (8'6" x 6'1")

**Shower Room**  
2.24m x 1.85m (7'4" x 6'1")

**Garden Office**  
2.44m x 2.44m (8' x 8')

**Storage Garage**  
2.64m x 2.01m (8'8" x 6'7")

### FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io