



Cotswold Drive, Stevenage

AGENT HYBRID

GUIDE PRICE £485,000 - £495,000 * Agent Hybrid welcomes to the market, this spacious Four Bedroom Semi Detached Family Home, set within a highly desirable location of Great Ashby.

The property briefly comprises of a welcoming Entrance Hallway with wooden flooring which flows throughout the whole of the downstairs, stairs which rise to the large landing, and doors into a Re-Fitted Downstairs Cloakroom and Living Room. A spacious Living Room opens through double doors into a large Re-Fitted Kitchen/Breakfast Room with a variety of integrated appliances, breakfast bar and Quartz work surfaces. The kitchen then opens into the former Garage, now converted and currently used as a separate Dining Room.

Upstairs you have a large spacious landing, with doors into Bedrooms 1 & 4. Bedroom 1 comes with full width fitted wardrobes and a door into a Re-Fitted En-suite, which has a large double width shower cubicle with Aqualisa shower and fully tile/panelled walls.

The stairs then return up to the top floor where you will find a further two large Double Bedrooms and the Re-Fitted Family Bathroom.

Outside the SOUTH FACING Rear Garden has been Re-Landscaped to include a large patio seating area and a lawn which leads down to the rear patio area.

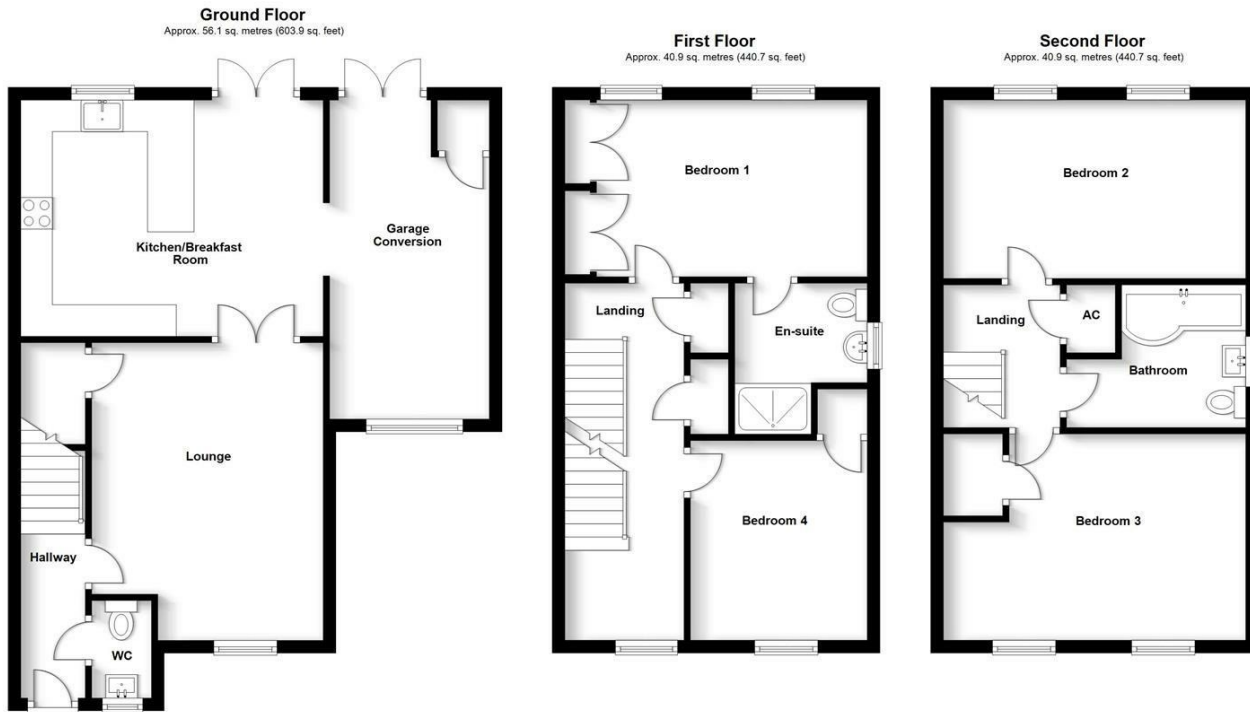
To the front you have a Driveway and block paved front for two cars, AN EARLY VIEWING IS HIGHLY RECOMMENDED!

- Entrance Hallway - 3'4 x 10'1
- Downstairs WC - 3'1 x 5'3
- Lounge - 15'6 x 12'0
- Kitchen/Breakfast Room - 15'3 x 12'3
- Garage Conversion - 16'7 x 8'4
- Landing
- Bedroom 1 - 13'3 x 9'3
- En-suite - 6'4 x 6'8
- Bedroom 4 - 10'5 x 8'9
- Top Floor Landing
- Bedroom 2 - 15'3 x 9'3
- Bedroom 3 - 10'9 x 15'4
- Bathroom - 6'5 x 8'2





- £485,000 - £495,000 * FOUR BEDROOM SEMI DETACHED FAMILY HOME
- DESIRABLE GREAT ASHBY LOCATION
- SET OVER THREE FLOORS AND MODERN THROUGHOUT
- ENTRANCE HALLWAY AND DSWC
- LARGE LOUNGE AND KITCHEN/DINER
- GARAGE CONVERSION TO SEPARATE DINING ROOM/OFFICE/PLAYROOM
- FOUR DOUBLE BEDROOMS
- RE-FITTED FAMILY BATHROOM AND EN-SUITE
- SOUTH FACING RE-LANDSCAPED REAR GARDEN
- DRIVEWAY AND PARKING FOR TWO CARS



Total area: approx. 138.0 sq. metres (1485.3 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. Some sizes should not be relied upon for furnishing purposes 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	88
(69-80) C		
(55-68) D		
(39-54) E		

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