



Ryders Hill  
Stevenage | SG1 6BJ

AGENT HYBRID

**Offers Over £450,000  
£500,000**

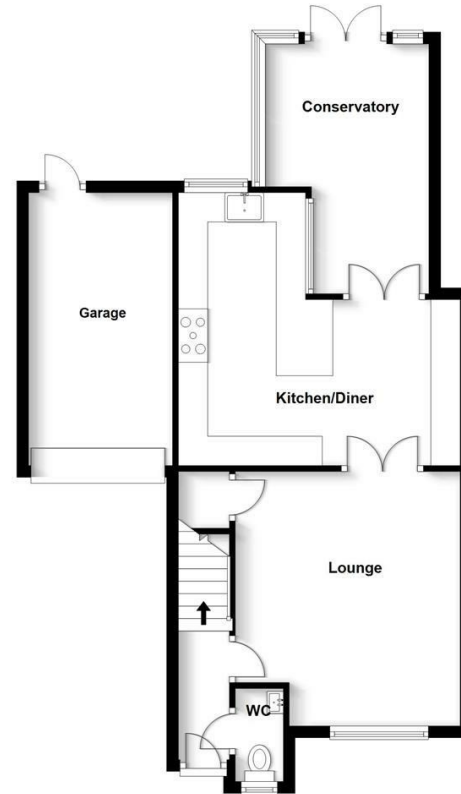


Agent Hybrid is proud to present to the market this exceptional Three Bedroom Linked Detached Home, situated in the highly sought-after area of Great Ashby and conveniently located within walking distance to 'The Neighbourhood Centre', offering a range of local amenities. Upon entering, you are welcomed into an Entrance Hallway, leading to a Re-Fitted Downstairs WC with half-height white metro wall tiling, and the well-apportioned Lounge, featuring an under stairs storage cupboard. The real focal point of the house is revealed through double partially glazed doors, leading to the stunning High Spec, Re-Fitted Kitchen. This impressive space boasts striking white gloss base and eye-level units with handle-less doors, complemented by contrasting anthracite Quartz work surfaces and subtle LED lighting. Integral appliances include an eye-level oven, grill, microwave, induction hob, and dishwasher. French doors lead out to a Conservatory, benefiting from underfloor heating, creating a seamless transition between indoor and outdoor living spaces. Ascending the stairs to the first floor landing, you will find a Re-Fitted Family Bathroom, Three Good-Sized Bedrooms, each with fitted wardrobes, and a Re-Fitted En-Suite to the Master Bedroom, providing luxurious comforts for residents. Externally, the property benefits from a Low Maintenance, North East Facing Rear Garden, featuring a large decked seating area and a summer house, perfect for outdoor relaxation and entertaining. Additionally, there is an Attached Single Garage to the side and a Block Paved Driveway providing parking space for up to three cars, ensuring convenience for residents and visitors alike.

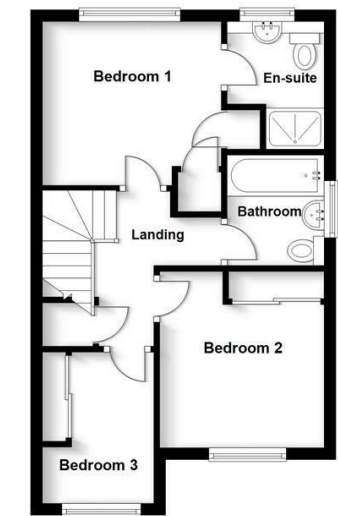
**DIMENSIONS**

- Entrance Hallway
- Downstairs WC
- Lounge 14'3 x 12'7
- Kitchen/Diner 15'4 x 15'9
- Conservatory 14'0 x 9'2
- Bedroom 1: 10'0 x 9'7
- En-Suite
- Bedroom 2: 9'6 x 9'3
- Bedroom 3: 8'6 x 6'9
- Family Bathroom

**Ground Floor**  
Approx. 63.0 sq. metres (678.6 sq. feet)



**First Floor**  
Approx. 36.7 sq. metres (395.5 sq. feet)



Total area: approx. 99.8 sq. metres (1074.1 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) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
<b>72</b>	

**Agent Hybrid**  
57 High Street, Stevenage, Hertfordshire, SG1 3AQ  
Tel: 01438 870673 - enquiries@agenthybrid.co.uk  
[www.agenthybrid.co.uk](http://www.agenthybrid.co.uk)

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