



Finbracks
Stevenage | SG1 6HB

AGENT HYBRID

£415,000



Agent Hybrid proudly presents a well-presented, three-bedroom mid-terraced home situated in a private setting overlooking woodland. This spacious property spans three levels and is located in the heart of Great Ashby. Built by Bryant Homes in 2007 and owned by the current owner since. The ground floor comprises a welcoming entrance hallway, a downstairs WC, and a kitchen with granite countertops, integral fridge freezer, washing machine and a dishwasher. The spacious lounge/diner opens into a Orangery style extension, which currently serves as a dining room and features bi-fold doors that open to the south-west facing rear garden, creating a wonderful indoor-outdoor living experience and a useable room all year round. On the first floor, you will find a modern family bathroom and two large bedrooms. Further stairs lead to the second-floor landing, which opens up to the master bedroom. This master suite occupies the entire top floor and includes fitted wardrobes and an en-suite bathroom. The rear garden is laid to lawn with a patio seating area at the far end. Convenient gated access leads to a single garage and an allocated parking space. Viewing is highly recommended to appreciate the quality and setting of this delightful home.

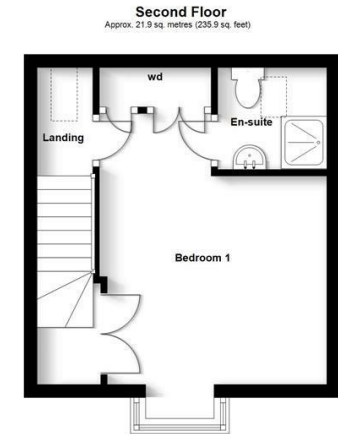
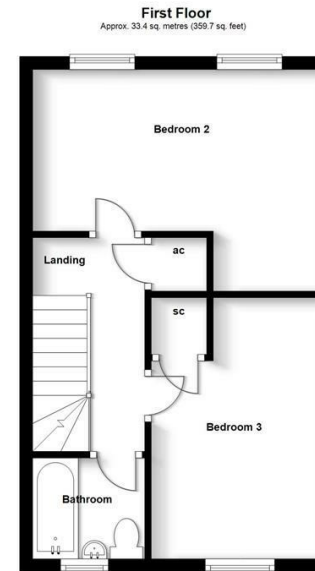
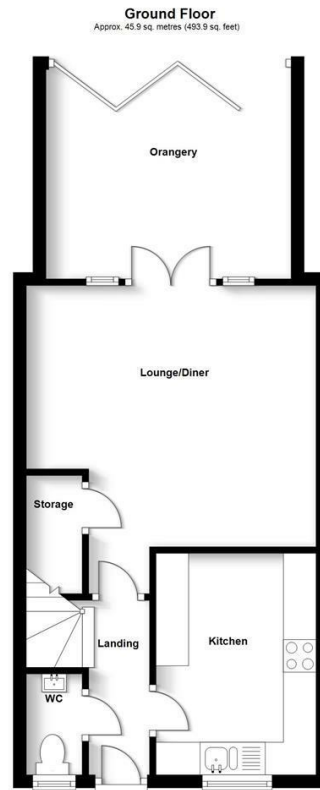
DIMENSIONS

- Entrance Hallway
- Downstairs WC
- Kitchen 10'8 x 7'7
- Lounge/Diner 16'0 x 14'3
- Orangery 12'3 x 10'6
- Bedroom 2: 14'3 x 12'2 (max to max)
- Bedroom 3: 13'7 x 7'3
- Family Bathroom
- Bedroom 1: 16'7 x 10'9 (max to max)
- En-Suite

N.B.

There is an annual estate charge of approx £120 per annum, covering pathway lighting, the upkeep of path/green areas and play parks.

There is a 'peppercorn lease' on the garage. Ask for further information.



Total area: approx. 101.2 sq. metres (1089.5 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		
(69-80) C		
(55-68) D		

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