



Finbracks
Stevenage | SG1 6HB

AGENT HYBRID

£415,000



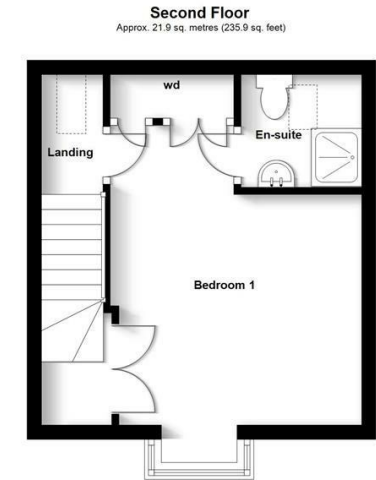
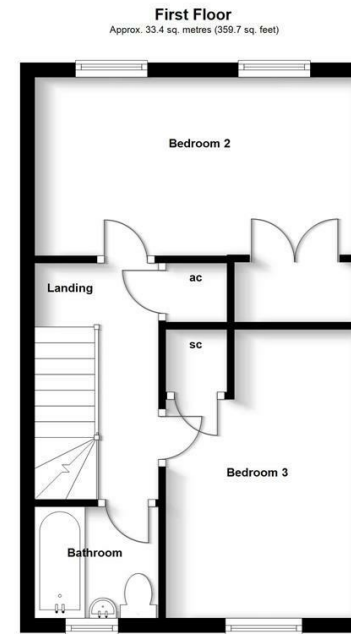
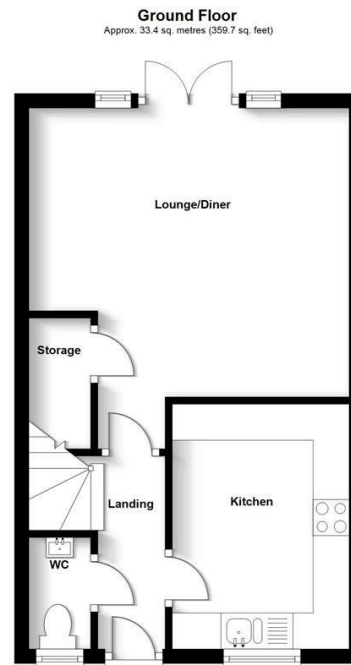
Agent Hybrid proudly presents this spacious three-bedroom semi-detached family home, nestled in the heart of Great Ashby and set in an idyllic location adjacent to private woodland. The accommodation begins with an entrance hallway, which has doors leading to a downstairs WC and a re-fitted kitchen. The kitchen features cream shaker-style units and comes equipped with integral appliances, including a fridge/freezer, dishwasher, and washing machine. The hallway also leads to a spacious lounge/diner, where French doors open to a re-landscaped rear garden. This garden boasts a contemporary grey patio seating area and an artificial lawn, perfect for outdoor relaxation and entertainment. Stairs rise to the first-floor landing, where you'll find a modern family bathroom and two generously sized bedrooms, each offering ample wardrobe and storage space. Further stairs lead to the second-floor landing, culminating in the master bedroom. This top-floor retreat features abundant wardrobe space and a re-fitted, fully tiled en-suite bathroom. Additional benefits of the property include a garage located to the rear beneath a coach house and a parking space for one car in front.

DIMENSIONS

- Entrance Hallway
- Downstairs WC
- Kitchen 10'8 x 7'6
- Lounge/Diner 16'2 x 14'4 (max to max)
- Bedroom 2: 14'4 x 9'4
- Bedroom 3: 13'7 x 7'3
- Family Bathroom
- Bedroom 1: 17'0 x 12'5 (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. The property was subject to underpinning works in 2014. Please for further information.



Total area: approx. 88.7 sq. metres (955.2 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
76	89

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