



The Beacons
Stevenage | SG1 6EA

AGENT HYBRID

**Guide Price £550,000 -
£575,000**

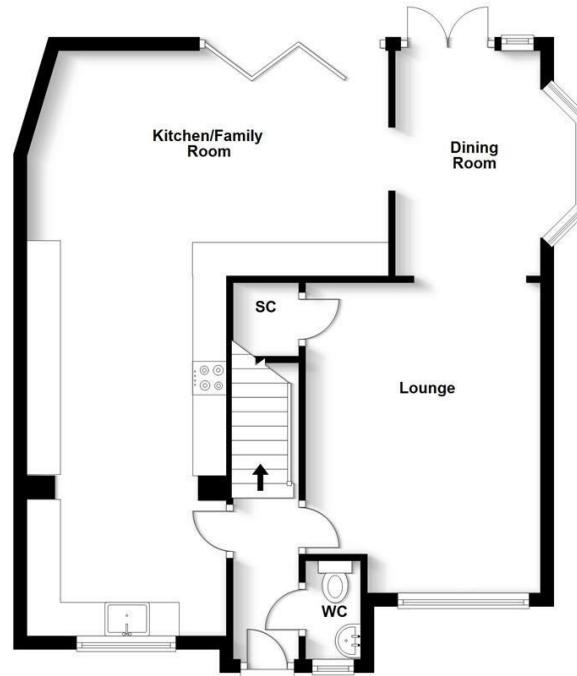


Agent Hybrid proudly presents to the market this exquisite Four Bedroom Detached Home, perfectly situated in the heart of Great Ashby within close proximity and the catchment to the highly regarded Round Diamond Primary School (Ofsted Outstanding). Entering via a composite front door into the entrance hallway, doors open to a convenient Downstairs WC and a spacious front-facing Lounge. The Lounge seamlessly flows into a Dining Room, boasting a bay window to the side and French doors opening onto the garden. The highlight of the ground floor is the magnificent wrap-around Kitchen/Dining and Family Room. The kitchen features contemporary shaker style units in sage green, complemented by striking white Quartz worktops, and is equipped with a double oven, butler sink, integral washing machine, tumble dryer, dishwasher, and ample space for an American-sized fridge freezer. Treble width bi-fold doors open onto the South East Rear Garden, flooding the space with natural light. Ascending the stairs to the first floor landing, you will find the Family Bathroom, the Master Bedroom complete with fitted wardrobes, and a Re-Fitted, fully tiled En-Suite. Additionally, there are three further double bedrooms, one of which was created by converting the roof space of the former garage, boasting a vaulted ceiling and convenient storage space. Externally, the property benefits from a good-sized, walled garden with a patio seating area and gated access to the side. To the front, there is block-paved parking for up to three cars. In summary, this property offers luxurious living in a sought-after location and is sure to attract considerable interest. Early viewing is highly recommended to fully appreciate the quality this house has to offer.

DIMENSIONS

- Entrance Hallway
- Downstairs WC
- Lounge 15'2 x 11'6
- Dining Room 11'0 x 9'0 (into bay)
- Kitchen/Dining/Family Room 16'9 x 29'2 (max to max)
- Bedroom 1: 11'8 x 9'5 (max to max)
- En-Suite
- Bedroom 2: 9'5 x 8'1
- Bedroom 3: 12'1 x 8'1 (max to max)
- Bedroom 4: 13'0 x 5'6 (excl storage)
- Family Bathroom

Ground Floor
Approx. 65.7 sq. metres (707.7 sq. feet)



First Floor
Approx. 55.2 sq. metres (594.1 sq. feet)



Total area: approx. 120.9 sq. metres (1301.8 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		84
(69-80) C	74	
(55-68) D		

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