



Great Ashby Way, Stevenage

AGENT HYBRID





We are delighted to present this immaculately presented five-bedroom detached family home, located in the highly sought-after area of Great Ashby. Just a short walk from District Park, a popular space for dog walking, leisurely strolls, and safe outdoor play for children, this Croudace Homes-built property (2000) offers spacious and versatile accommodation across three levels. Upon entering, an attractive front door opens into a welcoming entrance hallway, where doors lead to a downstairs WC and a generous lounge. A further door from the hall, along with double partially glazed doors, opens into a modern open-plan kitchen and dining area, fitted with contemporary white gloss units and chef-style worktops. A patio sliding door extends the dining area into the rear garden, while a separate opening leads to a small inner hall and a utility room, created by converting the front section of the tandem-length garage. The remaining part of the garage has been beautifully converted into a spacious bedroom with a modern en-suite and its own private access to the garden, making it an ideal space for annexe-style living. Stairs rise to the first-floor landing, providing access to the family bathroom, two double bedrooms (Bedrooms 3 & 4), and the master suite. The master bedroom features a Juliet balcony overlooking the garden, leading through an open archway into a fantastic retreat/dressing room, complete with a modern four-piece en-suite. A further staircase leads to the second floor, where a versatile study space precedes the entrance to Bedroom 2, which occupies the remaining loft space. Externally, the home enjoys a private, north-east facing rear garden, thoughtfully landscaped with decked seating, shingle stones, lawn flowered borders, and a sheltered hot tub area. The front driveway provides parking for at least two cars. This stunning family home offers a unique blend of modern design and practical living, making viewing essential to fully appreciate everything it has to offer.

DIMENSIONS

Entrance Hallway 15'4 x 6'8

Downstairs WC 6'1 x 2'9

Lounge 15'4 x 11'3

Kitchen/Diner 18'6 x 13'2

Utility (front of garage conversion) 8'4 x 7'9

Bedroom 5: (rear garage conversion) 20'9 x 8'4

En-Suite 5'5 x 4'8

Bedroom 1: 14'3x 10'8

Retreat/Dressing Room 21'3 x 8'3

En-Suite 8'4 x 6'2

Bedroom 3: 13'3 x 10'8

Bedroom 4: 10'4 x 8'0

Family Bathroom 8'6 x 6'2

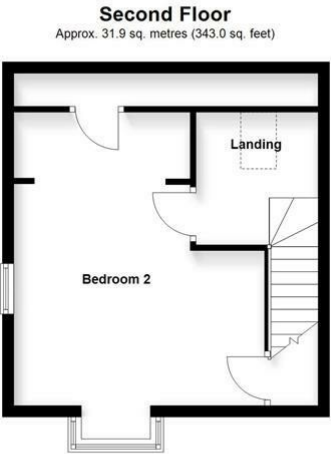
Bedroom 2: 16'4 x 16'1



- FIVE-BEDROOM DETACHED HOME IN GREAT ASHBY
- NEAR DISTRICT PARK FOR WALKS & PLAY
- SPACIOUS LOUNGE & OPEN-PLAN KITCHEN/DINING
- UTILITY ROOM & GARAGE CONVERSION TO EN-SUITE BEDROOM
- MASTER SUITE WITH BALCONY, DRESSING ROOM/RETREAT & EN-SUITE
- TWO DOUBLE BEDROOMS & FAMILY BATHROOM ON FIRST FLOOR
- TOP FLOOR BEDROOM & STUDY SPACE
- LANDSCAPED GARDEN WITH PATIO & HOT TUB SHELTER
- DRIVEWAY FOR TWO+ CARS
- MODERN, SPACIOUS & MUST-SEE







Total area: approx. 184.9 sq. metres (1990.3 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans and included, they are for guidance and illustration purposes only and may not be to scale. If there are 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	