



Cleveland Way, Stevenage

AGENT HYBRID

We are pleased to bring to market this beautifully refurbished three-bedroom semi-detached home, offered CHAIN FREE and nestled in one of Great Ashby's most private and sought-after locations. Discreetly positioned at the end of a quiet cul-de-sac and overlooking a serene private woodland, this property offers direct access to picturesque countryside walks.

The home has undergone significant upgrades, including a newly installed boiler and heating system, a redesigned and modernised kitchen with enhanced worktop space, and fully refurbished downstairs WC, family bathroom, and en-suite.

Upon entering, you are welcomed into a bright entrance hallway with stairs leading to the first floor and access to the updated WC and lounge. The ground floor features open-plan living, with a stylish re-fitted kitchen with a number of fitted appliances and flowing seamlessly into a spacious lounge and further into a full-width conservatory. French doors open onto a south-facing rear garden, bathing the living space in natural light.

Upstairs, the landing leads to a contemporary family bathroom and three well-proportioned bedrooms. The master suite benefits from a walk-in dressing room and a modern en-suite shower room, conveniently located above the garage.

Externally, the property boasts a well-maintained south-facing garden with a full-width decked area and rear access to the garage. To the front, the home faces a tranquil woodland and includes a driveway for one vehicle in front of the garage, along with two additional private parking spaces opposite.

- Entrance Hallway - 2'8 x 10'8
- Downstairs WC - 3'0 x 5'3
- Open Plan Living - 32'7 max x 15'2 max
- Kitchen area - 8'4 x 10'3
- Lounge - 15'2 width
- Conservatory - 7'1 x 15'3
- Landing
- Bedroom 1 - 8'6 x 12'3
- Dressing Room - 5'6 x 8'1
- En-Suite - 5'3 x 8'1
- Bedroom 2 - 11'7 x 8'6
- Bedroom 3 - 6'3 x 9'0
- Bathroom - 6'3 x 6'3
- Garage - 15'8 x 8'6





- THREE BEDROOM SEMI DETACHED HOME
- POPULAR COPTHORNE OPEN PLAN DESIGN
- SOUGHT AFTER GREAT ASHBY LOCATION FRONTING WOODLAND
- FULLY MODERNISED THROUGHOUT INCLUDING NEW HEATING SYSTEM AND BOILER
- ENTRANCE HALLWAY AND MODERN WC
- RE-FITTED KITCHEN OPENING INTO THE LOUNGE AND FULL WIDTH CONSERVATORY
- THREE GOOD SIZED BEDROOMS WITH DRESSING ROOM AND EN-SUITE TO MASTER AND MODERN FAMILY BATHROOM
- PRIVATE SOUTH FACING REAR GARDEN
- GARAGE AND DRIVEWAY WITH PARKING FRONTING PRIVATE WOODLAND
- CHAIN FREE





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. Rome sizes should not be relied upon for furnishing purposed 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.

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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		



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