



Grampian Place
Stevenage | SG1 6DR

AGENT HYBRID

£425,000 - £440,000

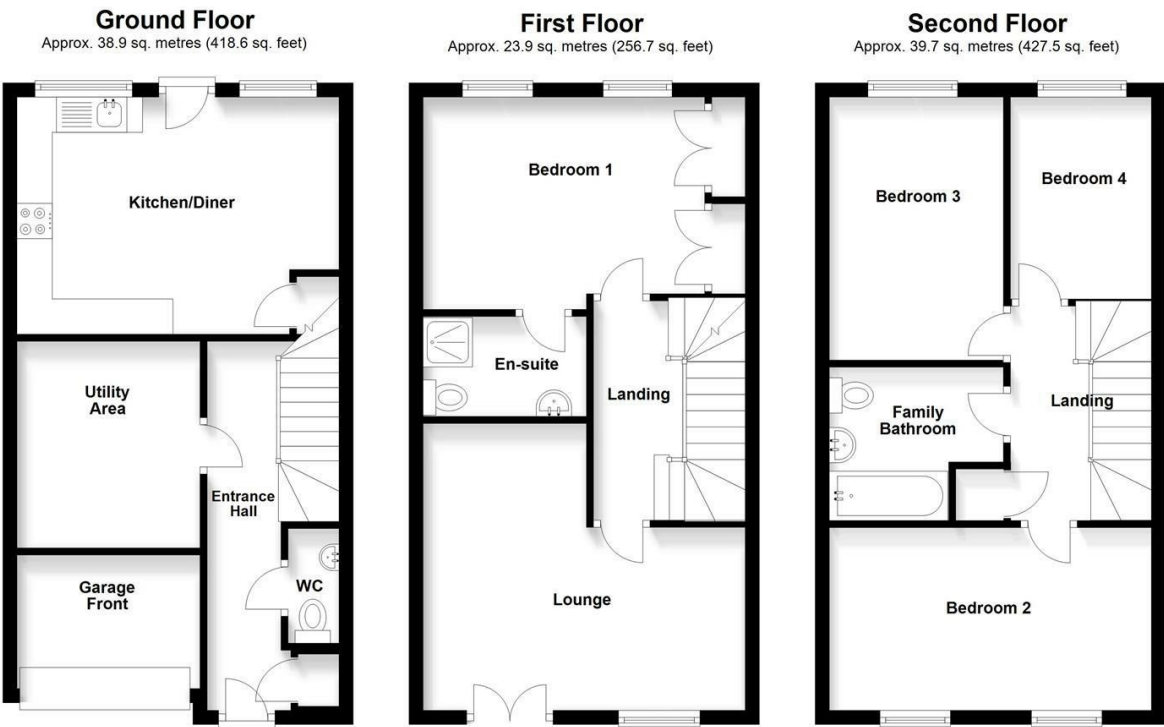


We are delighted to welcome to the market this CHAIN FREE, Four Bedroom, Three Storey Family Home, ideally positioned in the heart of Great Ashby. Situated within walking distance of 'The Neighbourhood Centre', offering a variety of day-to-day amenities, a community centre, and children's nursery, the property also falls within the catchment area for the highly regarded Round Diamond Junior School. Accommodation comprises a welcoming Entrance Hallway with doors leading to a Downstairs WC, and a versatile Utility/Office Area created by the partial conversion of the garage. To the rear is a Modern Kitchen/Diner with ample space for family dining. Stairs rise to the first floor landing, giving access to a spacious L-shaped Lounge with Juliet balcony doors to the front, and the Master Bedroom featuring fitted wardrobes and a stylish En-Suite Shower Room. The second floor hosts a Modern Family Bathroom and three further well-proportioned Bedrooms, ideal for growing families or those working from home. Externally, the property benefits from a Private, Landscaped Rear Garden, retained front garage space for storage, and a Driveway providing off-road parking for two vehicles. Viewing comes highly recommended.

DIMENSIONS

- Entrance Hallway
- Downstairs WC 5'5 x 3'1
- Utility/Home Office (partial garage conversion) 9'7 x 8'4
- Kitchen/Diner 15'1 x 10'9
- Lounge 15'1 x 14'4
- Bedroom 1: 13'1 x 9'7 (excl robes)
- En-Suite 8'2 x 4'9
- Bedroom 2: 15'1 x 9'7
- Bedroom 3: 12'0 x 8'2
- Bedroom 4: 8'7 x 6'4
- Family Bathroom 8'2 x 7'2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	75	
(55-68) D		



Total area: approx. 102.5 sq. metres (1102.9 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. Room 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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