



Cotswold Drive
Stevenage | SG1 6GT

AGENT HYBRID

Guide Price £325,000 - £350,000

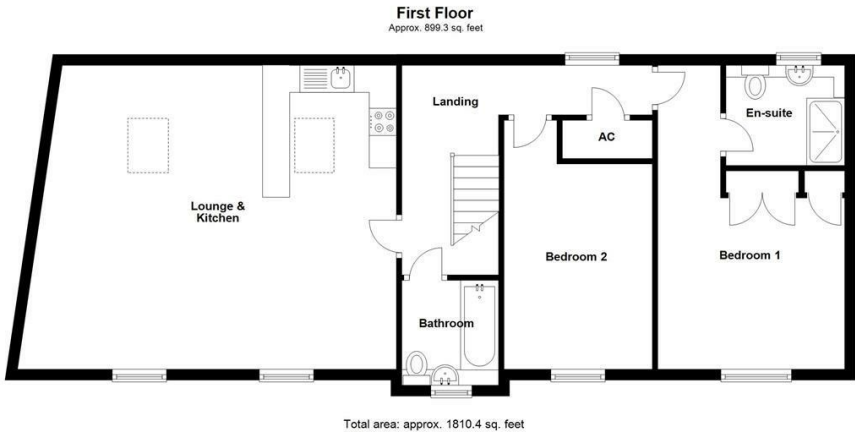
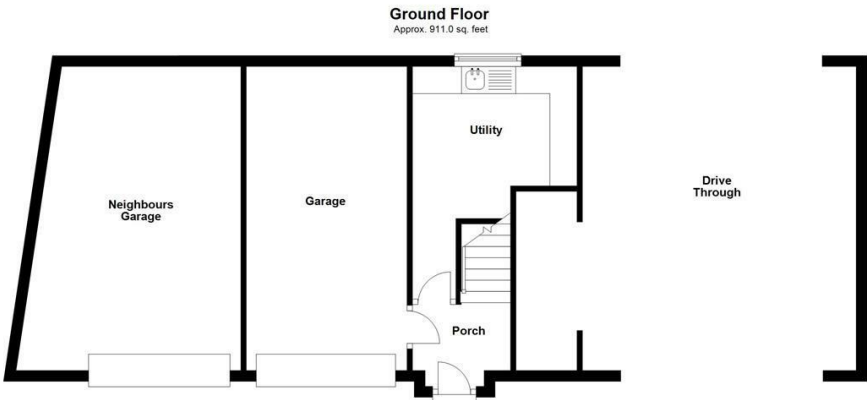


Agent Hybrid welcomes a rare opportunity to purchase a Huge Two Bedroom Detached Coach House, located in the heart of Great Ashby. Wide, imposing and built by Croudace Homes to their 'Alba' design. the property is the perfect Batchelor/Bachelorette Pad, with spacious accommodation across one level and turnkey ready for its next owner. The front door opens into an Entrance Lobby, with doors leading to a useful Utility Room, which is also being used a Home Office area. A further internal door leads into a wider than average Integral Garage. Stairs rise to the first floor landing, where doors lead to the Main Bathroom, Bedroom 2 (double) and Bedroom 1 (double), complete with fitted wardrobes and an En-Suite. Now for the signature piece, a large open plan, Lounge/Dining and Kitchen area, with two windows facing the front, a high ceiling and Velux skylight windows to the rear roofline. Externally, the property benefits from a larger than average integral garage, with parking space in front. ****Please Note: There is no garden.**** Viewing comes highly recommended!

DIMENSIONS

- Entrance Lobby 7'3 x 4'11
- Utility Room 14'1 x 10'1
- Integral Garage 20'5 x 9'9
- Lounge/Dining/Kitchen Area 23'9 x 19'6
- Bedroom 1: 19'6 x 11'0 (max to max)
- En-Suite 7'1 x 6'3
- Bedroom 2: 15'11 x 9'3 (max to max)
- Main Bathroom 7'1 x 6'8

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		



Total area: approx. 1810.4 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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