



Mendip Way  
Stevenage | SG1 6GD

AGENT HYBRID



# £475,000



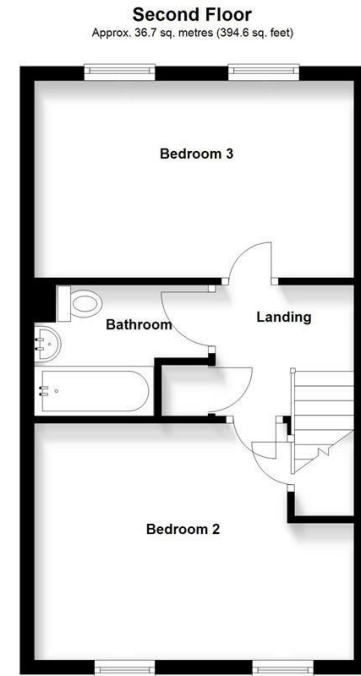
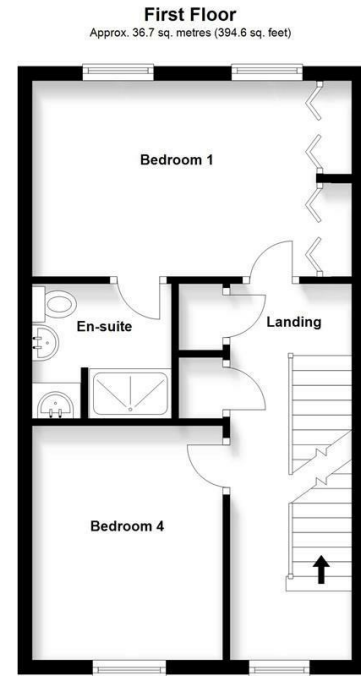
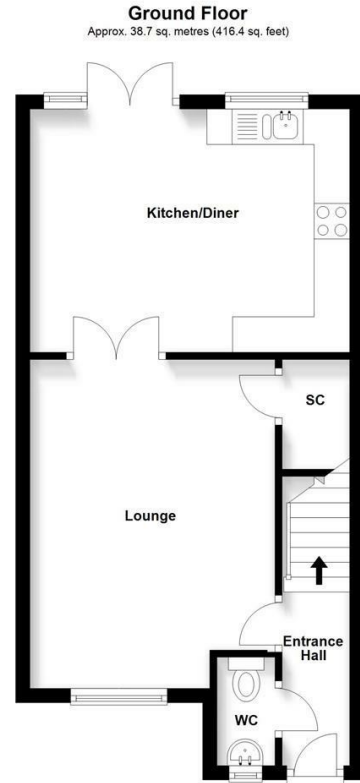
We are delighted to welcome to the market this spacious and well-presented Four Bedroom Semi-Detached Home, positioned within a private courtyard setting in the heart of Great Ashby. Built by Croudace Homes to their ever-popular 'Laburnam' design, the accommodation is arranged over three floors and briefly comprises:

A welcoming Entrance Hallway with access to the Downstairs WC and a generously sized Lounge. Partially glazed double doors lead through to a Re-Fitted Kitchen/Diner, which features sleek grey gloss units with slim-profile countertops. There is ample space for an American-style fridge/freezer and a spacious larder-style cupboard, while integrated appliances include a dishwasher and washing machine. Stairs rise to the first floor landing, where you will find Bedroom Four (a double) and the spacious Master Bedroom, which boasts fitted wardrobes and a stylish Re-Fitted En-Suite Shower Room. The second floor offers two further large double bedrooms and a Re-Fitted Family Bathroom, completing this versatile and well-laid-out home. Externally, the property enjoys a private North-East facing rear garden, designed with low maintenance in mind and featuring composite decking, a patio area, and lawn (soon to be replaced with artificial grass). To the front, a larger-than-average single garage sits beneath a coach house, with an allocated parking space to the side. Additionally, the current occupier 'unofficially' parks a vehicle directly in front of the property. Viewing is highly recommended to fully appreciate the space, finish and location on offer.

## DIMENSIONS

- Entrance Hallway
- Downstairs WC
- Lounge 15'5 x 11'6
- Kitchen/Diner 15'2 x 11'4
- Bedroom 1: 13'2 x 9'3 (excl robes)
- En-Suite
- Bedroom 4: 10'8 x 8'8
- Bedroom 2: 15'2 x 9'3
- Bedroom 3: 15'2 x 10'9
- Family Bathroom

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         | 87        |
| (69-80) <b>C</b>                            | 77      |           |
| (55-68) <b>D</b>                            |         |           |



Total area: approx. 112.0 sq. metres (1205.6 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.

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