



Cleveland Way, Great Ashby, Stevenage, SG1 6BH

Geoffrey Matthew Are Delighted To Be Able To Offer For Sale Cottage Style Modern Two Bedroom End Of Terrace Home, Situated In The Heart Of The Continually Sought After Great Ashby Area Of Stevenage, Which Offers A Selection Of Local Shops , Walking Distance To The Popular ROUND DIAMOND Primary School And A Stones Throw From The Picturesque Wood Walks Of Brooches And Pryor Woods. Internally The Property Benefits From An Open Plane Lounge And Kitchen Area, Additional Conservatory, Downstairs Cloakroom, Double Bedroom And A Good Size Single, Family Bathroom. Whilst Externally Offering A Private Rear Garden Attached Garage And Drive Way. VIEWING HIGHLY RECOMMENDED

Price £325,000

Cleveland Way, Great Ashby, Stevenage, SG1 6BH

- TWO BEDROOM END OF TERRACE HOUSE
- DOWNSTAIRS CLOAKROOM
- LOUNGE
- FAMILY BATHROOM
- ATTACHED GARAGE & DRIVE
- GREAT ASHBY AREA
- FITTED KITCHEN
- CONSERVATORY
- REAR GARDEN
- UPPER CHAIN COMPLETE

ENTRANCE HALLWAY

With access via a UPVC partly glazed door, ceramic tiled flooring and a single panel radiator.

DOWNSTAIRS CLOAKROOM

Fitted with a close coupled WC, a wall hung corner positioned hand wash basin, tiled splash back, single panel radiator, a continuation of the ceramic tiled flooring and a frosted UPVC double glazed window.

KITCHEN

9'11" x 8'9" (3.02m" x 2.67m")

Situated at the front aspect of the property and includes a good selection of both wall and base light wood effect units, charcoal grey work tops with an inset sink and drainer with chrome mixer taps over, tiled splash backs, under unit lighting, under counter spaces for fridge and freezer, a matching display cabinet, integrated electric oven, halogen hob and extractor fan over, two decorative recesses with shelving and down lighting breakfast bar, UPVC double glazed window to the front aspect and a continuation of the ceramic tiled flooring.

LOUNGE

12'2" x 11'11" (3.71m" x 3.63m")

Open planned with the kitchen area, and comprising of wood effect laminate flooring, a built in storage cupboard and replacement UPVC double glazed sliding patio doors.

CONSERVATORY

12'9" x 8'9" (3.89m" x 2.67m")

This fantastic addition to the home and offers great extra living space, with wood effect laminate flooring, window sill height wall and UPVC double glazed windows surrounding, UPVC French patio doors, pitched roof and a single panel radiator,

STAIRS TO FIRST FLOOR

with access to the loft space and a built in cupboard housing the hot water cylinder.

BEDROOM ONE

9'4" x 8'8" (2.84m" x 2.64m")

A good size double bedroom with a UPVC double glazed window to the front aspect, built in double wardrobe with sliding mirror doors, wall mounted bedside lamps single panel radiator, coving to the ceiling.

BEDROOM TWO

10'1" x 6'1" (3.07m" x 1.85m")

A good size single bedroom with a UPVC double glazed window to the rear aspect, a built in double wardrobe, coving to ceiling and a single panel radiator.

FAMILY BATHROOM

Comprising of modern three piece white bathroom suite which includes a Wood panelled surround bath with wall mounted electric shower, partly tiled walls, a concealed cistern WC, hand wash basin and pedestal, ceramic tiled flooring, single panel radiator, a UPVC double glazed window and a decorative recess with shelving.

REAR GARDEN

with a shaped central lawn area, a raised paved patio with railway sleeper holding wall, shingled borders and access to the garage space.

ATTACHED GARAGE & DRIVE

with replacement roller door and a block paved drive to the front.



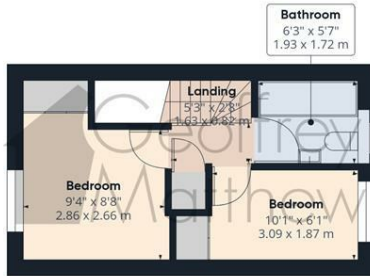




Floor Plan



Floor 0



Floor 1

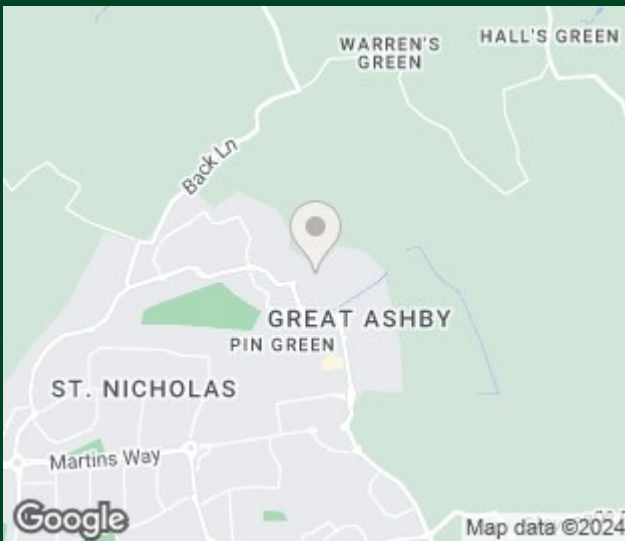


Approximate total area^m
787.41 ft²
73.15 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Council Tax Details

Band:

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	90	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	73	(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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