



## The Beacons, Great Ashby, Stevenage, SG1 6EB

PEACEFULLY LOCATED and SPACIOUS Four Bedroom FAMILY HOME with GARAGE and DRIVEWAY for THREE CARS within the Catchment of Round Diamond School and overlooking a Bridle Path in the Early Phase of Great Ashby. Features Include, FITTED KITCHEN, Lounge Opening to Dining Room, Downstairs Cloakroom, Four Respectable Sized Bedrooms, Family Bathroom and Ensuite to Master Bedroom, NO ONWARD CHAIN, Viewing Highly Recommended.

£450,000

# The Beacons, Great Ashby, Stevenage, SG1 6EB



- Peacefully Located Four Bedroom Family Home
- Overlooking Bridle Path and Woodland
- Lounge Opening to Dining Room
- NO ONWARD CHAIN
- Garage and Driveway for Three Cars
- Located in the Early Phase of Great Ashby
- Downstairs Cloakroom
- Within Catchment of Round Diamond School
- Fitted Kitchen
- Four Respectable Sized Bedrooms

## Entrance Hallway

9'0 x 3'3 (2.74m x 0.99m)

Double Glazed Door to Front Aspect, Stairs to 1st Floor Landing, Coved Ceiling, Tiled Flooring, Coconut Matting, Double Panel Radiator, Spot Lighting, Smoke Alarm, Door to Downstairs W.C and Lounge Area.

## Downstairs W.C

4'7 x 3'2 (1.40m x 0.97m)

Low Level W.C, Wash Basin with Tiled Splash Back, Tiled Splash Back, Single Panel Radiator, Double Glazed Window to Front Aspect.

## Lounge Area

15'6 x 11'11 (4.72m x 3.63m)

Solid Oak Flooring, Double Glazed Window to Front Aspect, Double Panel Radiator, Coved Ceiling, T.V Point, Under stairs Cupboard, Ceiling Fan.

## Dining Room

11'4 x 7'4 (3.45m x 2.24m )

Solid Oak Flooring, French Doors Opening to Garden, Double Panel Radiator, Opening to Kitchen Area.

## Kitchen Area

11'4 x 7'4 (3.45m x 2.24m )

Roll Top Work Surfaces, Gas Hob and Electric Oven, Tiled Splash Back, Roll Top Work Surfaces, Cupboard at Eye and

Base Level, Stainless Steel Sink and Mixer Tap, Single Panel

Radiator, Double Glazed Window to Rear Aspect, Band New 8'2 x 9'6 (2.49m x 2.90m)

Installed Ideal Combi Boiler with 10 year warranty, Coved Ceiling, Single Panel Radiator, Space for Washing Machine. Aspect, Coved Ceiling.

## Landing

5'9 x 8'7 (1.75m x 2.62m )

Doors to all rooms, Airing Cupboard, Loft with Ladder.

## Bedroom One and Ensuite

11'10 x 9'11 (3.61m x 3.02m)

Single Panel Radiator, Double Glazed Window to Front Aspect, Fitted Wardrobes, Coved Ceiling, Ceiling Fan, T.V Point.

## Ensuite

7'8 x 4'10 (2.34m x 1.47m)

Tiled Flooring, Shower Cubicle, Low Level W.C, Shaver Point, Tiled Splash Back, Wash Basin with Tiled Splash Back, Vanity Cupboard, LED Spot Lighting, Heated Towel Rail, Extractor Fan.

## Bedroom Two

13'2 x 9'6 (4.01m x 2.90m)

Single Panel Radiator, 2 x Double Glazed Window to Front and Rear Aspect, 2 x Single Panel Radiators, Coved Ceiling, Ceiling Fan.

## Bedroom Three

8'2 x 9'6 (2.49m x 2.90m)

Single Panel Radiator, Double Glazed Window to Rear Aspect, Coved Ceiling.

## Bedroom Four

8'11 x 6'5 (2.72m x 1.96m )

Single Panel Radiator, Double Glazed Window to Rear Aspect, Coved Ceiling.

## Bathroom

6'4 x 5'5 (1.93m x 1.65m )

Low Level W.C, Wash Basin with Tiled Splash Back, Vanity Cupboard, Shaver Point, Bath and Mixer Tap, Tiled Flooring, Extractor Fan, Spot Lighting, Single Panel Radiator.

## Rear Garden

Shingled Patio Area, Raised Decking Area, Timber Fencing, Outside Tap, Outside Lighting, Garage in the Rear with Door to Side.

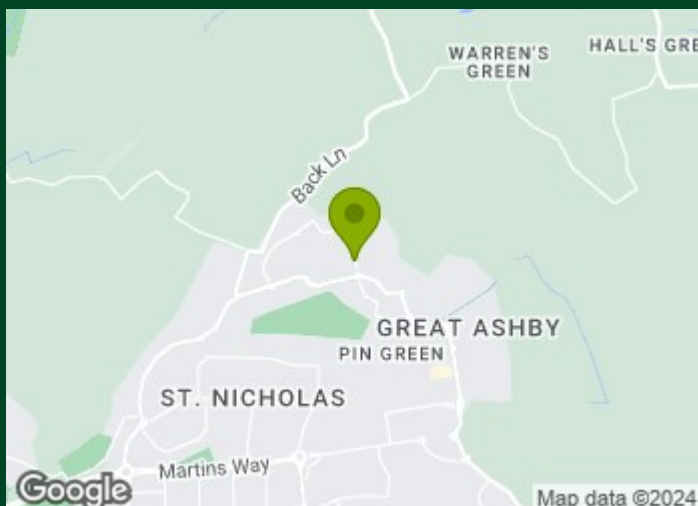
## Garage and Driveway

17'2 x 8'2 (5.23m x 2.49m)

Garage with Metal Up and Over Door, Power and Lighting.

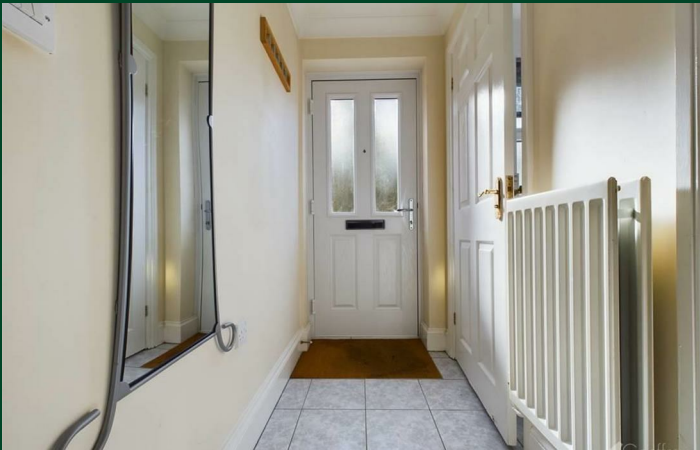
## Local Information

The Beacons is located a short distance to Round Diamond School which has an outstanding offstead rating, this particular property overlooking a peaceful bridle pathway and wooded area.



## Directions





# Floor Plan



## Council Tax Details

Band E

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.

