



Severn Way, Great Ashby, Stevenage, Hertfordshire,

Guide Price £500,000

The logo for Geoffrey Matthew, featuring a stylized yellow house icon to the left of the text "Geoffrey Matthew" in a yellow, sans-serif font.

Geoffrey
Matthew



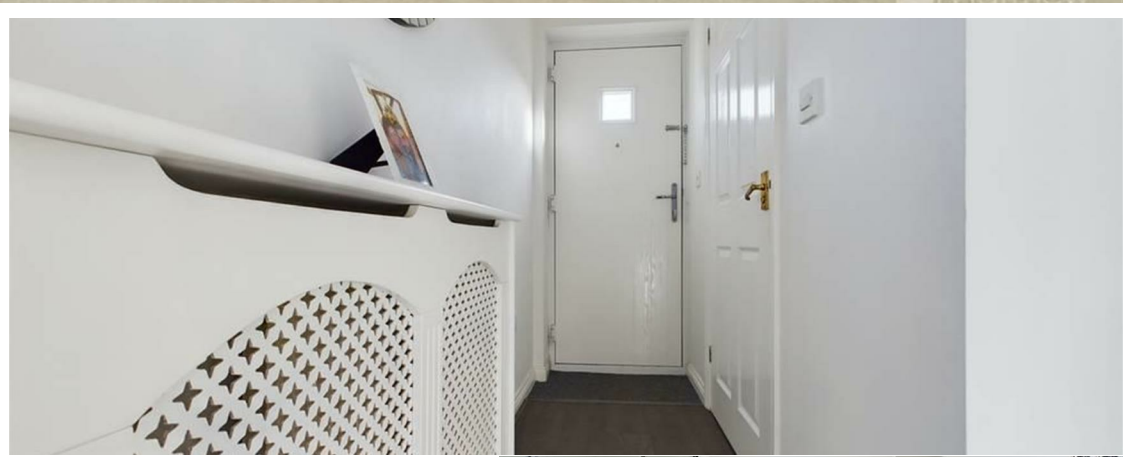
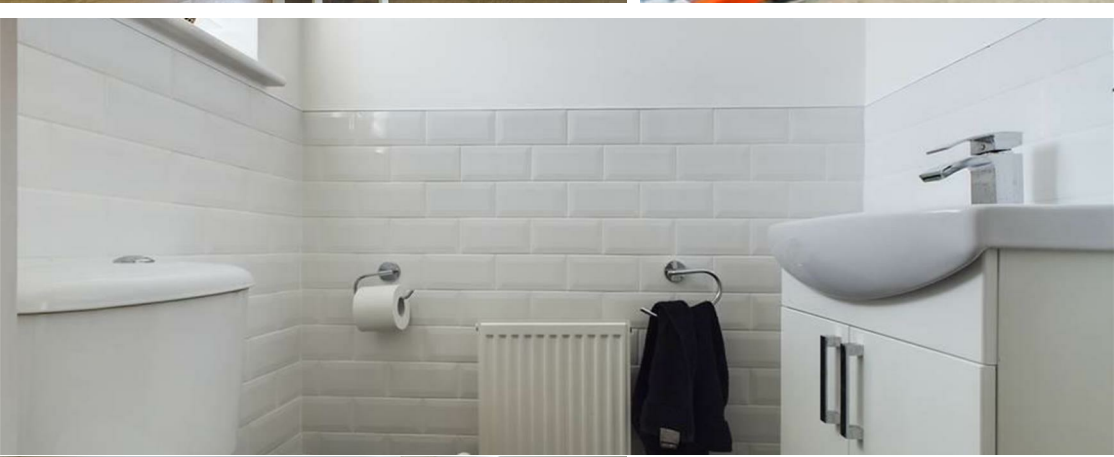
GUIDE PRICE £500,000-£525,000 PEACEFULLY POSITIONED, SPACIOUS and Modernised Four Bedroom DETACHED FAMILY HOME with DRIVEWAY with an Open Aspect on the Edge of Great Ashby Features include 23ft OPEN PLAN FITTED KITCHEN and Dining Area, Lounge Area, Downstairs Cloakroom, Four Bedrooms, Fitted Ensuite and Family Bathroom, Spacious Rear Garden, Viewing Strongly Suggested.





- Peacefully Posited and Modernised Four Bedroom Detached Family Home
- Open Aspect to the Front on the Edge of Great Ashby
- 23ft Open Plan Kitchen and Dining Area
- Lounge Area
- Downstairs Cloakroom
- Four Bedroom
- Fitted Ensuite and Bathroom
- Spacious Rear Garden
- Close to Open Countryside
- Viewing Strongly Suggested







Entrance Hallway

10'2 x 3'0 (3.10m x 0.91m)

Coconut Matting, Double Glazed Door to Front Aspect, Laminate Flooring, Stairs to 1st Floor Landing, Door to Downstairs Cloakroom and Lounge Area.

Downstairs W.C

5'1 x 3'0 (1.55m x 0.91m)

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

Lounge Area

13'5 x 11'9 (4.09m x 3.58m)

Coved Ceiling, Carpeted, Bay Window to Front Aspect, T.V Point, Double Panel Radiator, Single Panel Radiator, Double Doors Opening to Kitchen and Dining Area

Open Place Kitchen and Dining Area

9'10 min / max 18'9 x 23'7 (3.00m min / max 5.72m x 7.19m)

Roll Top Work Surfaces, Cupboards at Eye and Base Level, Halogen Hob and Oven, Storage Cupboard with Ideal Boiler, Spot Lighting, Space for Fridge/Freezer, Tiled Splash Back, Laminate Flooring, Space For Washing Machine, Resin Sink and Mixer Tap, Double Doors Opening to Lounge Area, French Doors Opening to Garden.

Dining Area - Laminate Flooring, Double Glazed Window to Rear and Front Aspect, Cupboard with Ideal Boiler and Storage Space.

Landing

2'9 x 9'5 (0.84m x 2.87m)

Doors to all rooms, Loft Access with Ladder, Single Panel Radiator, Airing Cupboard.

Bedroom One and Ensuite

5'0 x 6'3 (1.52m x 1.91m)

Double Glazed Window to Front Aspect, Single Panel Radiator, 4 x Fitted Wardrobes, Door to Ensuite.

Ensuite

5'0 x 6'3 (1.52m x 1.91m)

Low Level W.C, Shower Cubicle with Mains Shower, Heated Towel Rail, Wash Basin with Hot and Cold Taps, Shaver Point and Light, Tiled Splash Back, Double Glazed Window to Front Aspect.

Bedroom Two

10'3 x 8'10 (3.12m x 2.69m)

Double Glazed Window to Rear Aspect, Single Panel Radiator, Carpeted.

Bedroom Three

9'3 x 8'7 (2.82m x 2.62m)

Single Panel Radiator, Carpeted, Velux Window to Rear Aspect, T.V Point.

Bedroom Four

9'3 x 8'8 (2.82m x 2.64m)

Single Panel Radiator, Double Glazed Window to Front Aspect, Spot Lighting, Carpeted.

Fitted Family Bathroom

5'0 x 6'3 (1.52m x 1.91m)

Low Level W.C, Heated Towel Rail, Tiled Flooring, Wash Basin with Mixer Tap and Vanity Cupboard, Tiled Splash Back, Bath and Mixer Tap with Mains Shower, LED Touch Mirror.

Rear Garden

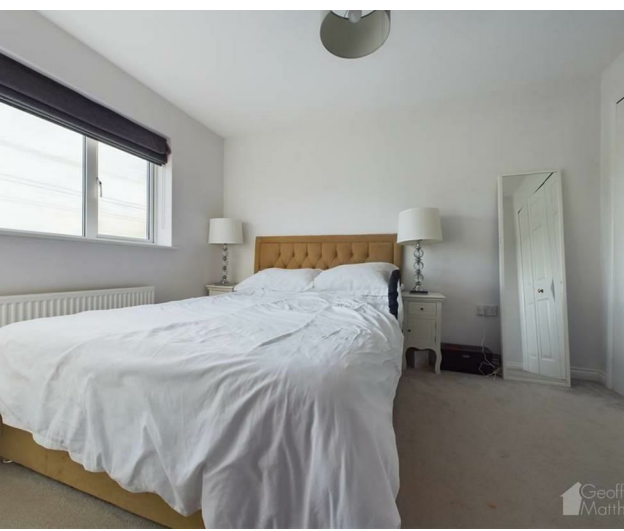
Outside Tap, Side Gated Access, Patio Area, Upper Patio Area, 6 x 4 Shed, Timber Fencing.

Driveway to the Front

Driveway for 2 Cars, Shingled Area.

Local Information

Severn Way is a peaceful location on the Edge of Great Ashby within easy reach of Open Countryside with walks to Weston and Graveley Villages.





Council Tax Details

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(01-01) A
(81-91) B			(02-04) B
(69-80) C			(05-06) C
(55-68) D			(07-10) D
(48-54) E			(11-14) E
(39-47) F			(15-17) F
(1-38) G			(18-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		69	85

England & Wales

EU Directive 2002/91/EC

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Matthew