



## Knott Close, Great Ashby, Stevenage, SG1 6NP

Geoffrey Matthew Are Delighted To Be Able To Offer For Sale This Beautifully Presented Three Bedroom Croudace Built Family Home, Situated In The Very Heart Of The Extremely Sought After Great Ashby Area, Which Offers Superb Catchment For The Popular Round Diamond Primary School As Well As A Short Walk From A Good Range Of Local Shops And A Selection Of Woodland Walks. Internally The Property Benefits From Generous Size Accommodation Throughout And Includes Lounge, Kitchen /Diner, Downstairs WC, Master Bedroom With En-suite, Two Further Bedrooms And Family Bathroom. Externally Featuring A Garage And Drive And A Private Rear Garden.

Offers In Excess Of £380,000

# Knott Close, Great Ashby, Stevenage, SG1 6NP



- THREE BEDROOM FAMILY HOME
- GREAT ASHBY AREA
- LOUNGE
- KITCHEN/DINER
- MASTER BEDROOM & EN-SUITE
- FAMILY BATHROOM
- GARAGE & DRIVE
- ROUND DIAMOND CATCHMENT
- DOWNSTAIRS WC
- BEAUTIFULLY MAINTAINED

## ENTRANCE HALLWAY

With access via a partially glazed door, Oak effect laminate flooring, single panel radiator, inset lighting and fitted smoke alarm, coving to the ceiling.

## DOWNSTAIRS WC

fitted with a close coupled WC and a small corner positioned hand wash basin and pedestal, modern ceramic star patterned geometrical tiling to the lower walls and flooring, a frosted UPVC double glazed window, wall mounted fuse box .

## LOUNGE

with a UPVC double glazed window to the front aspect, single panel radiator , under stairs recess area, coving to ceiling and a continuation of the Oak effect laminate flooring. modern double doors to the kitchen area.

## KITCHEN/DINER

A spacious kitchen/diner which is fitted with a good selection of modern wood effect wall and base units, square edged worktops with a one and half bowl stainless steel sink and drainer with a chrome mixer tap, tiled splash backs, under counter spaces for a washing machine and dishwasher along with a space for a double width American style Fridge, integrated electric oven , four ring gas hob with stainless steel chimney style cooker hood over, tiled

flooring, inset lighting and a single panel radiator, part glazed door to the rear garden and a UPVC double glazed window to the rear aspect.

## STAIRS TO FIRST FLOOR LANDING

with inset lighting and fitted smoke alarm, single panel radiator, a UPVC double glazed window to the front aspect, a built in cupboard housing hot water cylinder.

## BEDROOM TWO

a double bedroom with a UPVC double glazed window to the rear aspect, single panel radiator and beautifully fitted wardrobes to one wall.

## BEDROOM THREE

a good size single bedroom with a UPVC double glazed window to the front aspect, single panel radiator.

## BATHROOM

fitted with a modern bathroom suite comprising of a P-shaped bath with side mounted chrome mixer tap, wall mounted shower with chrome fittings, a vanity system with a concealed cistern WC, counter sunk hand wash basin and chrome mixer tap, wood effect vanity shelf, inset lighting, extractor fan, electric shaving point, a single panel radiator, partly tiled walls and modern geometric patterned floor tiles.

## 2ND FLOOR LANDING

small landing area leading to the master bedroom.

## MASTER BEDROOM

Again a double bedroom with a UPVC double glazed window to the front aspect, single panel radiator and a walk in wardrobe with lighting

## EN-SUITE

finished in the same style as the bathroom on the first floor, comprising of a vanity system with a concealed cistern WC and a counter sunk hand wash basin and mixer tap, wood effect vanity shelf, inset lighting and extractor fan, electric shaving point, Velux roof window, a fully enclosed shower cubicle with a wall mounted shower and chrome fittings, part tiled walls and tiled flooring, single panel radiator.

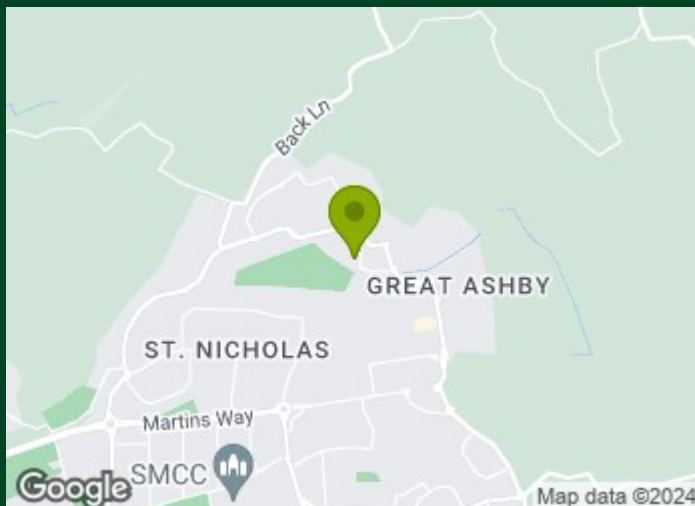
## REAR GARDEN

a landscaped tiered rear garden with a small paved patio area, rising to two further tiers of pebbles and wood chippings both with railway sleeper holding walls and steps, gated rear access, external tap and lighting.

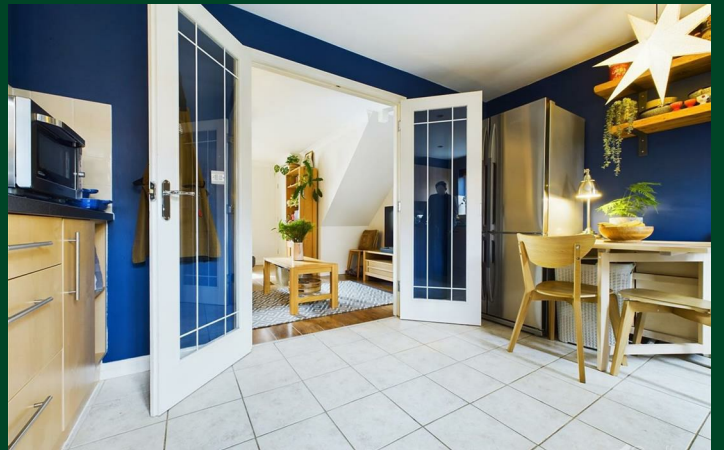
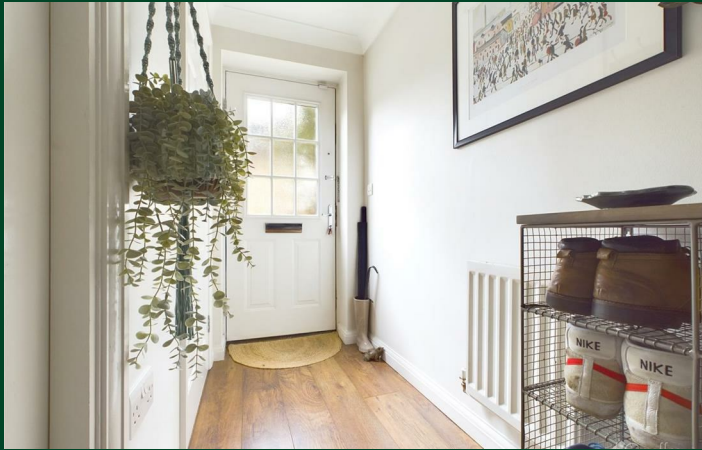
## GARAGE & DRIVE

## LOCAL INFORMATION

Knott Close is ideally situated a short distance walk from the Neighbourhood Shopping Centre which has an array of shopping options, this property is within easy catchment to Round Diamond School which has exceptional ofsted rating.



## Directions



# Floor Plan

**Floor 0**

- WC: 4'9" x 2'9" (1.47 x 0.85 m)
- Living Room: 15'2" x 12'10" (4.65 x 3.93 m)
- Kitchen: 10'6" x 12'11" (3.21 x 3.95 m)

**Floor 1**

- Hallway / Landing: 15'1" x 6'4" (4.88 x 1.86 m)
- Office: 9'6" x 6'6" (2.91 x 1.99 m)
- Bathroom: 6'4" x 6'5" (1.93 x 1.98 m)
- Bedroom: 9'5" x 9'11" (2.89 x 3.04 m)

**Approximate total area<sup>(1)</sup>**

837.88 ft<sup>2</sup>  
77.84 m<sup>2</sup>

**Reduced headroom**

18.33 ft<sup>2</sup>  
1.7 m<sup>2</sup>

**Floor 2**

- Landing: 3'1" x 2'11" (0.96 x 0.90 m)
- Bedroom: 12'2" x 9'8" (3.73 x 2.96 m)
- Bathroom: 5'3" x 4'1" (1.61 x 1.25 m)

(1) Excluding balconies and terraces.

☒ Reduced headroom (below 1.5m/4.92ft)

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

**GIRAFFE360**

## Council Tax Details

Band

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.

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