



Wansbeck Close, Stevenage, SG1 6AA

Geoffrey Matthew Are Delighted To Be Able To Offer For Sale This Fantastic Two Bedroom Middle Row House, Situated In The Continually Sought After Great Ashby Area Of Stevenage, Which Offers A Good Selection Of Local Amenities Including Shops Local School And An Array Of Woodland Walks All Close At Hand. As Mentioned The Property Offers Generous Accommodation Throughout, Benefiting From An Open Plan Lounge/Kitchen/Conservatory, Two Good Size Bedrooms And A Refitted Bathroom. Externally Featuring An Easy Maintenance Rear Garden And Allocated Parking For Two Vehicles.

Price £325,000

Wansbeck Close, Stevenage, SG1 6AA

- TWO BEDROOM MIDDLE ROW HOUSE
- OPEN PLANNED LIVING
- FITTED KITCHEN
- PRIVATE REAR GARDEN
- CLOSE TO PARKS AND WOODLAND WALKS
- GREAT ASHBY AREA
- LOUNGE
- CONSERVATORY
- ALLOCATED PARKING
- WALKING DISTANCE TO LOCAL AMENITIES

ENTRANCE HALLWAY

with access via a partly glazed front door, ceramic tiled flooring, single panel radiator, inset lighting and coving to the ceiling.

LOUNGE

A good size lounge which is open planned with both the kitchen area and conservatory as part of the original layout, with a continuation of the ceramic tiled flooring, single panel radiator, inset lighting, under stairs storage cupboard, coving to the ceiling and a double glazed window to the front aspect.

KITCHEN

the kitchen space again is open planned with conservatory and lounge areas and is fitted with a good selection of both wall and base units, with butcher block style wood work tops, space for a range style dual fuel cooker, double bowl butler style sink and drainer with mixer taps over, spaces for both dish washer and washing machine, stainless steel chimney cooker hood, ceramic tiled flooring and tiled splash backs, inset lighting.

CONSERVATORY

An original feature to the property, with two sets of French patio doors, glass ceiling, tiled flooring, wall lighting and a single panel radiator.

STAIRS TO THE FIRST FLOOR LANDING

with access to the loft space, inset lighting, coving to the ceiling and doors to all first floor accommodation.

BEDROOM ONE

A double bedroom with a double glazed window to the front aspect, single panel radiator, built in storage cupboard, inset lighting and coving to the ceiling.

BEDROOM TWO

with a double glazed window to the rear aspect, single panel radiator, inset lighting, coving to the ceiling and fitted wardrobes to one wall.

BATHROOM

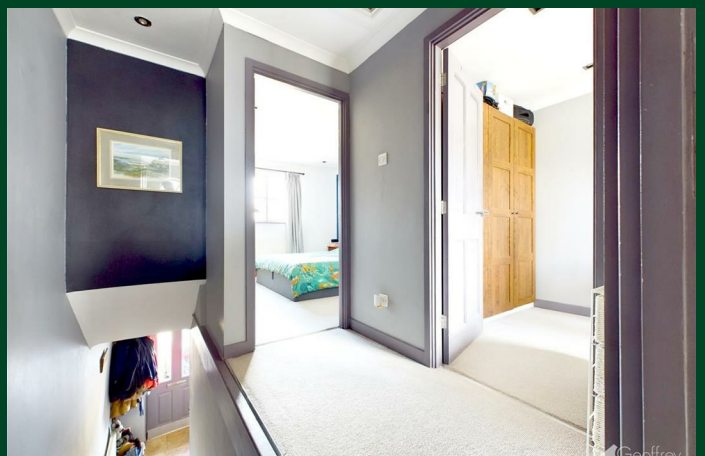
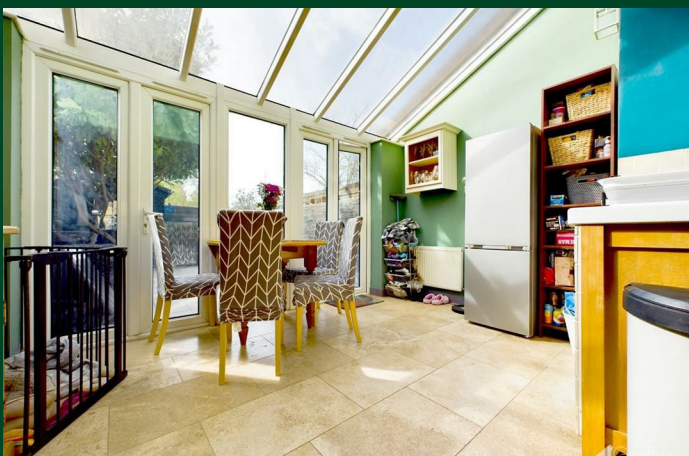
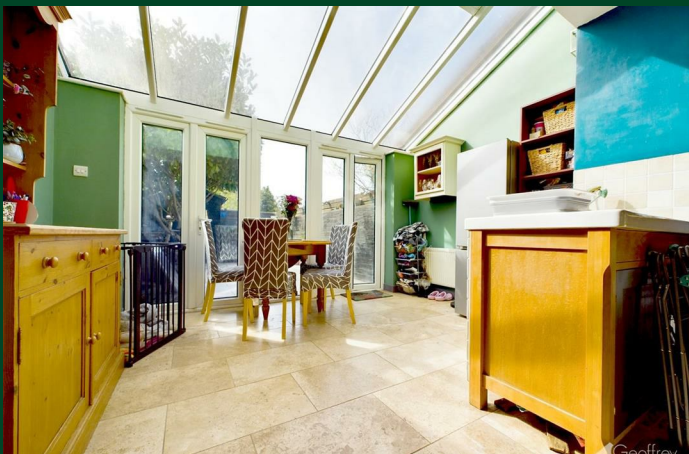
Fitted with a modern white three piece bathroom suite comprising of a P-shape bath and fitted shower screen, wall mounted shower, a circular counter top hand wash basin, a close coupled WC, decorative recess with down light, an arched double glazed window, extractor fan, tiled flooring and partly tiled walls, heated towel, inset lighting.

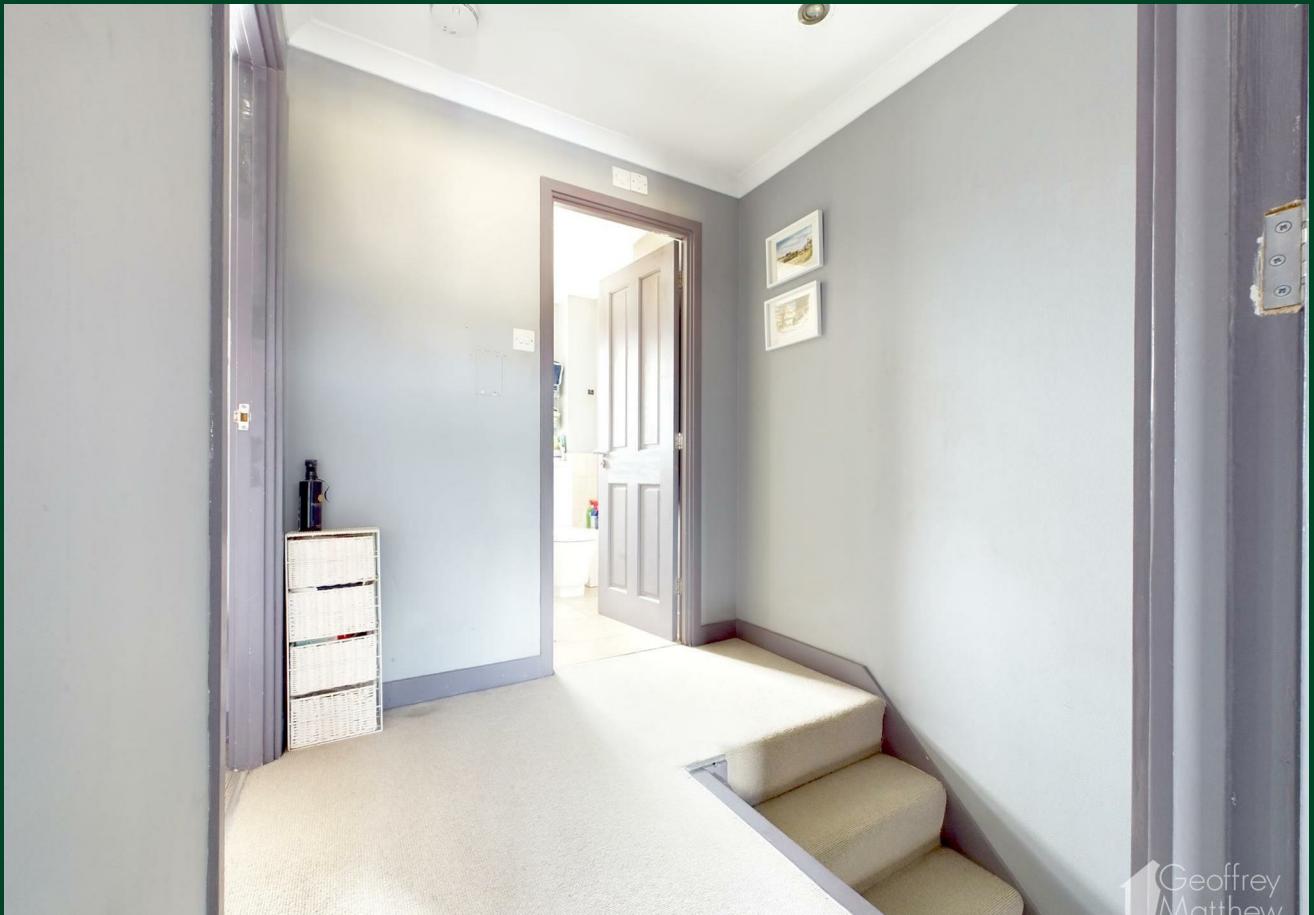
REAR GARDEN

a very private walled rear garden, fully paved terrace, timber shed and raised feature stocked pond and external electric power points.

ALLOCATED PARKING

two allocated parking spaces directly to the front of the house.

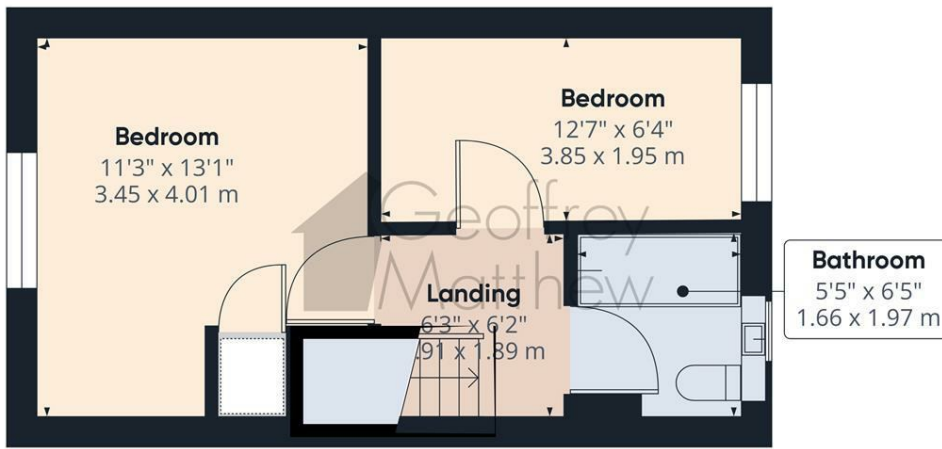




Floor Plan



Floor 0



Floor 1

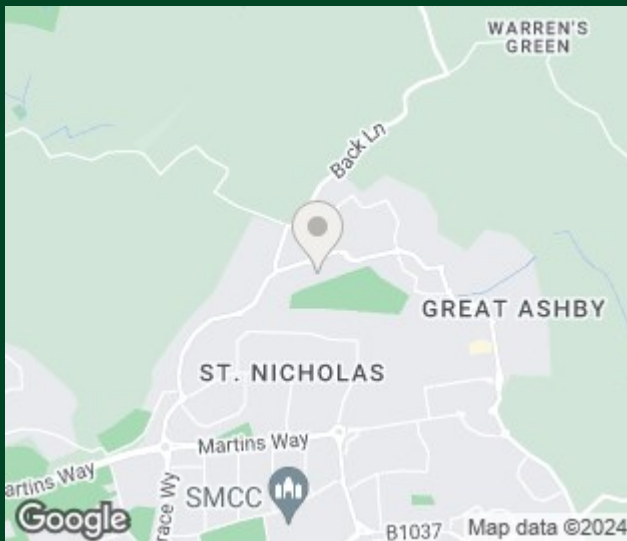


Approximate total area**
665.07 ft²
61.79 m²

(1) 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.

GIRAFFE360



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	85	(92 plus) A	
(81-91) B	72	(81-91) B	
(69-80) C		(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 EU Directive 2002/91/EC		England & Wales 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.

Old Harlow: 01279 444988 Email: harlow@geoffreymatthew.co.uk
Great Ashby: 01438 740111 Email: greatashby@geoffreymatthew.co.uk