



Great Ashby Way, Great Ashby, Stevenage, SG1 6EJ

**** THREE BEDROOM SEMI DETACHED HOUSE WITHIN TOUCHING DISTANCE OF THE EXTREMELY SOUGHT AFTER ROUND DIAMOND PRIMARY SCHOOL**** This Attractive Family Home Is Situated In The Heart Of The Extremely Popular Great Ashby Community, Which Offers A Good Selection Of Local Shops, Superb School Catchment And An Abundance Of Local Woodland Walks. The Great Size Accommodation Is Situated Over Three Floors And Offers A Downstairs Cloakroom, Lounge, Kitchen/Diner, Master Bedroom With En-Suite, Additional Double Bedroom And A Good Size Single, Family Bathroom. Whilst Externally Benefiting From A Rear Garden And An Attached Garage. **VIEWING HIGHLY RECOMMENDED!!!**

Offers Over £400,000

Great Ashby Way, Great Ashby, Stevenage, SG1 6EJ

- THREE BEDROOM SEMI DETACHED HOUSE
- LOUNGE
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- EXCELLENT SCHOOL CATCHMENT
- GREAT ASHBY AREA
- KITCHEN/DINER
- MASTER BEDROOM WITH ENSUITE
- ATTACHED GARAGE & DRIVE
- CLOSE LOCAL SHOPS

ENTRANCE HALL

With access via a partially glazed door, tile effect vinyl flooring, single panel radiator and radiator cover.

WC

Fitted with a modern cloakroom suite, which includes a corner positioned hand wash basin and pedestal with chrome mixer tap, a close coupled WC, a frosted UPVC double glazed window, ceramic tiling to the lower half of the walls, single panel radiator, a continuation of the tile effect vinyl flooring.

LOUNGE

15'4" x 13' (4.67m" x 3.96m)

A good size lounge with UPVC double glazed windows to both side and front aspects, single and double panelled radiators, and coving to the ceiling.

KITCHEN/DINER

10'4" x 12'10" (3.15m" x 3.91m")

Situated to the rear of the house this generous size kitchen/diner comprises of a good selection of light wood effect wall and base units with under unit lighting, rolled edge work surfaces with an inset stainless steel sink and drainer with chrome mixer tap over, under counter space for a washing machine along with additional space for an upright fridge freezer, integral electric oven and four ring gas hob with chimney style extractor fan over, ceramic tiled flooring and tiled splash backs, single panel radiator, UPVC double glazed window to the rear aspect along with a door to the rear garden, inset lighting and coving.

STAIRS TO FIRST FLOOR LANDING

with UPVC double glazed windows to both front and side aspects, a double panelled radiator, inset lighting and a built in storage cupboard housing a hot water cylinder,

BEDROOM TWO

10'10" x 9'3" (3.30m" x 2.82m")

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

BEDROOM THREE

9'8" x 6'5" (2.95m" x 1.96m")

A Good size single bedroom with a UPVC double glazed window to the front aspect, single panel radiator and coving to the ceiling.

BATHROOM

A three piece modern bathroom suite comprising of a panel surround bath and fitted shower screen, mixer tap with shower attachment which is wall mounted along with an additional rainfall shower head, a wall hung hand wash basin with chrome mixer tap and close coupled WC mostly tiled walls, single panel radiator, inset lighting and extractor fan, laminate flooring.

STAIRS TO SECOND FLOOR

small landing area with door to the master bedroom.

MASTER BEDROOM

14'3" x 9'9" (4.34m" x 2.97m")

A very generous bedroom space with a UPVC double glazed window to the front aspect, single panel radiator, coving to the ceiling, and walk in wardrobe space with hanging space and organised shelving area.

EN-SUITE

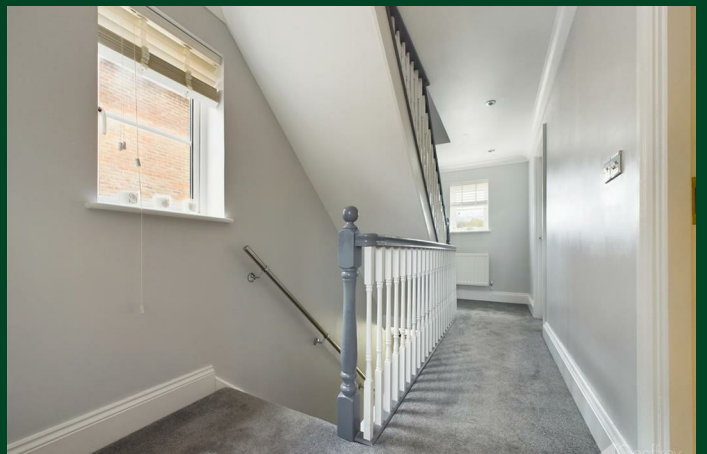
Refitted en-suite with a fully enclosed shower with wall mounted chrome shower fittings including rainfall shower head, modern white gloss vanity unit and hand wash basin, and a concealed cistern WC, velux window, tiled flooring, single panel radiator, inset lighting and extractor fan, partly tiled walls.

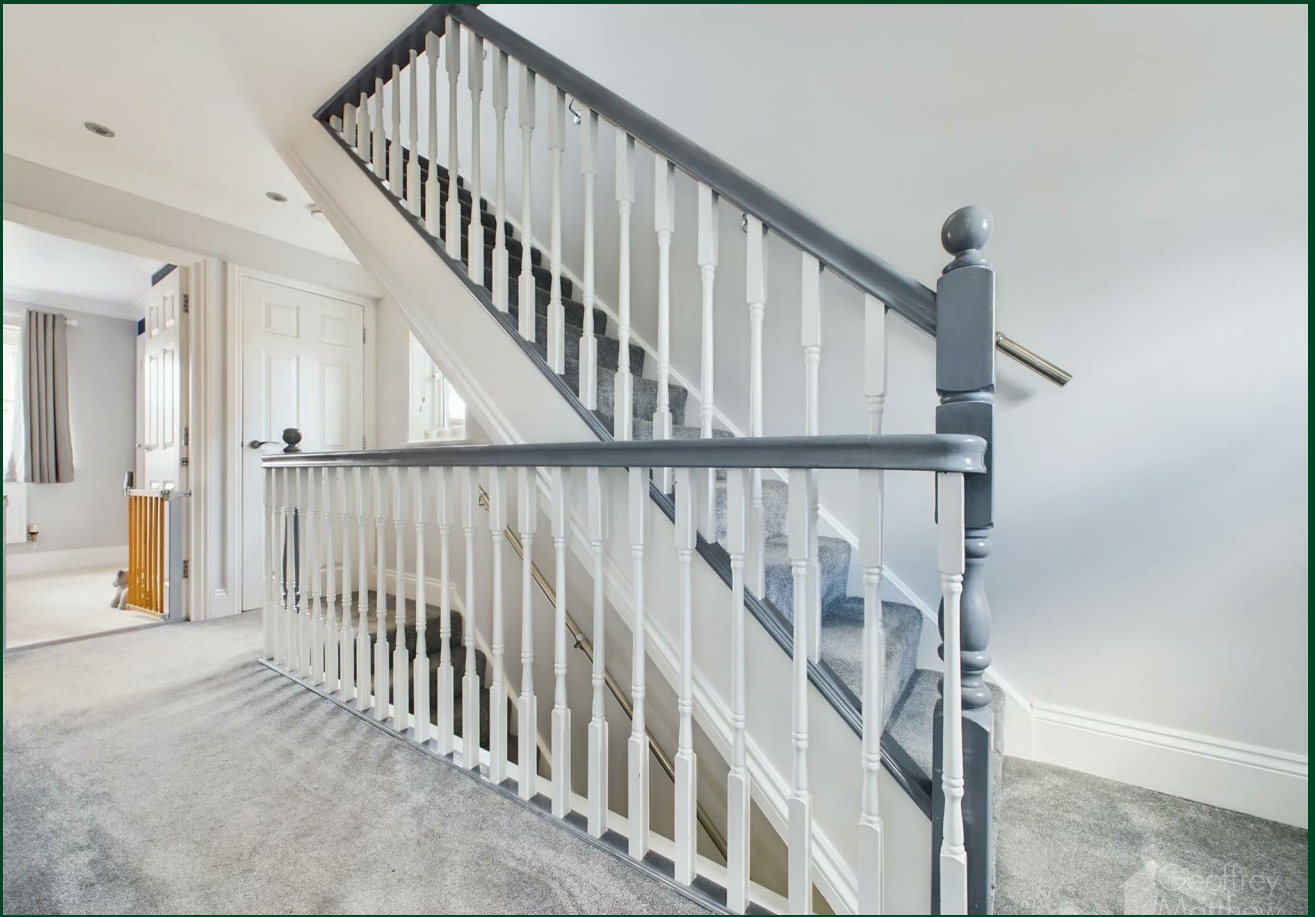
REAR GARDEN

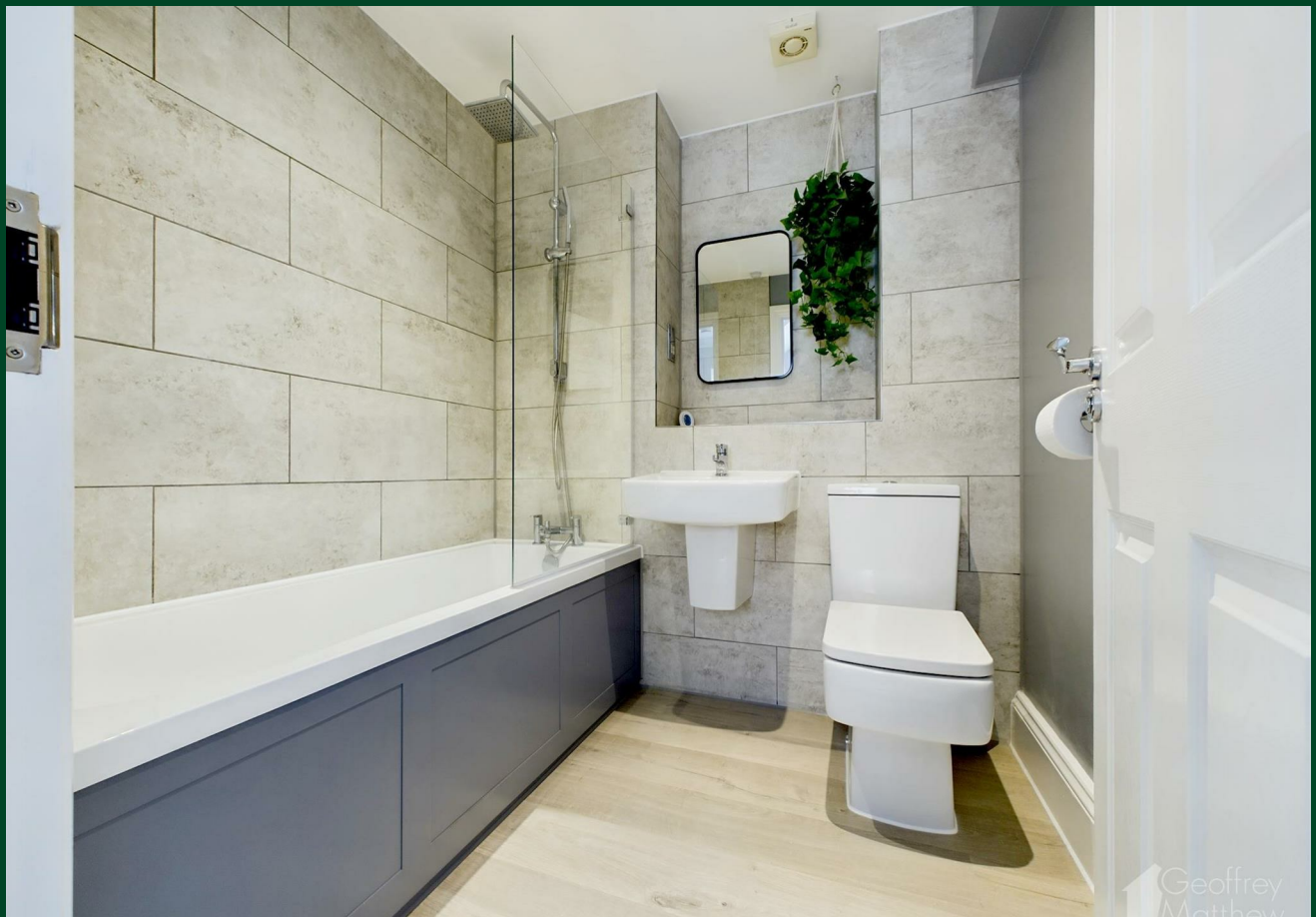
a private rear garden which mainly lawn and a small paved patio, as well as access to the garage space.

GARAGE & DRIVE

attached garage with up and over door, lighting and electric points, eave storage and access to the rear garden.







Floor Plan



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area^m
1014.01 ft²
94.2 m²

Reduced headroom
10.09 ft²
0.94 m²

(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.

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			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
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.

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