



## Rye Close, Great Ashby, Stevenage, SG1 3YN

**\*\* CHAIN FREE \*\*** Geoffrey Matthew Are Delighted To Be Able To Offer For Sale This Well Presented Three Bedroom End Of Terrace Family Home, Situated In A Quiet Cul-De-Sac In The Popular Great Ashby Area, Which Offers Several Primary Schools Close By , A Range Of Local Shops And Very Close To Beautiful Country Walks And Woodland. Internally The Property Offers Generous Accommodation Throughout Including A Downstairs Cloakroom, Good Size Lounge, Fitted Kitchen Which Is Open Planned With The Conservatory, Master Bedroom With Refitted En-Suite, Refitted Family Bathroom. Whilst Externally There Is A Private Rear Garden And Two Car Drive. **VIEWING HIGHLY RECOMMENDED !!!**

**Offers Over £380,000**

# Rye Close, Great Ashby, Stevenage, SG1 3YN

- THREE BEDROOM END OF TERRACE
- DOWNSTAIRS CLOAKROOM
- FITTED KITCHEN
- MASTER BEDROOM AND EN-SUITE
- DRIVE FOR TWO CARS
- GREAT ASHBY
- LOUNGE
- CONSERVATORY
- REFITTED FAMILY BATHROOM
- CHAIN FREE

## ENTRANCE HALLWAY

With access via a partly glazed door, wood effect laminate flooring, single panel radiator, fuse box and dado rail.

## WC

Fitted with a close coupled WC, wall hung floating hand wash basin,, a continuation of the wood effect laminate flooring, single panel radiator and a UPVC frosted double glazed window.

## LOUNGE

13'11" x 15'1" (4.24m" x 4.60m")

A good size living room, with a UPVC double glazed window to the front aspect, a continuation of the wood effect laminate flooring, two single panel radiators, under stairs recess and coving to the ceiling, and double doors leading to the kitchen area.

## KITCHEN

8'8" x 15' (2.64m" x 4.57m)

A very spacious kitchen area which has been fitted with a great selection of wall, base and display units, ample wood effect work tops with an inset ceramic one and half bowl sink and drainer with mixer tap over, under counter space for a washing machine, integral electric oven and four ring gas hob with chimney style cooker hood over, space for freestanding fridge freezer, tile effect vinyl flooring, and tiled splash backs, gas boiler, single panel radiator, a half glazed UPVC door to the side aspect and a UPVC double glazed window to the rear and over looking the garden.

## CONSERVATORY

10'5" x 7'3" (3.18m" x 2.21m")

Opening directly from the kitchen space this generous conservatory space is a fantastic addition to the original layout. with a pitched roof, French patio doors to the rear aspect, tile effect vinyl flooring, and double panel radiator.

## STAIRS TO THE FIRST FLOOR

with access to the loft space, a built in cupboard housing the hot water cylinder and doors to all first floor accommodation.

## MASTER BEDROOM

8'5" x 11'11" (2.57m" x 3.63m")

A good size double bedroom with a UPVC double glazed window to the front aspect, single panel radiator, built in double wardrobe and oak effect laminate flooring.

## EN-SUITE

Fitted with a modern white suite which includes a double width fully enclosed shower cubicle and wall mounted shower, a close coupled WC, hand wash basin and pedestal, tiled flooring and tiled lower walls, single panel radiator, extractor fan and inset lighting, Frosted UPVC double glazed window.

## BEDROOM TWO

8'5" x 7'11" (2.57m" x 2.41m")

again a double bedroom with a UPVC double glazed window to the rear aspect, wood effect laminate flooring, a modern vertical radiator and coving to the ceiling.

## BEDROOM THREE

7'10" x 6'5" (2.39m" x 1.96m")

a very good size single bedroom with a UPVC double glazed window to the rear aspect and single panel radiator.

## BATHROOM

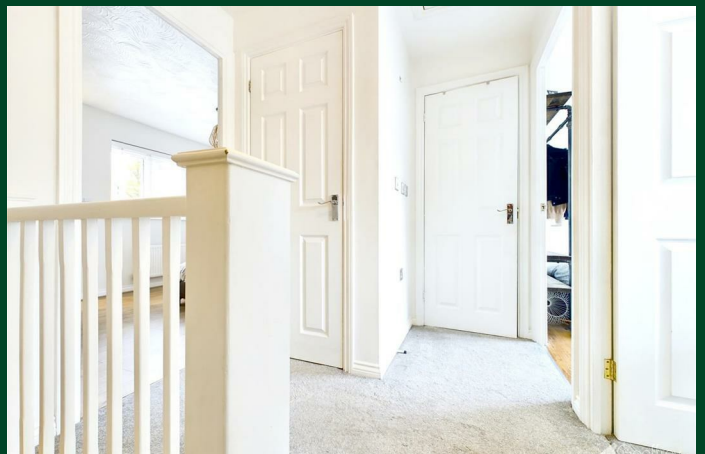
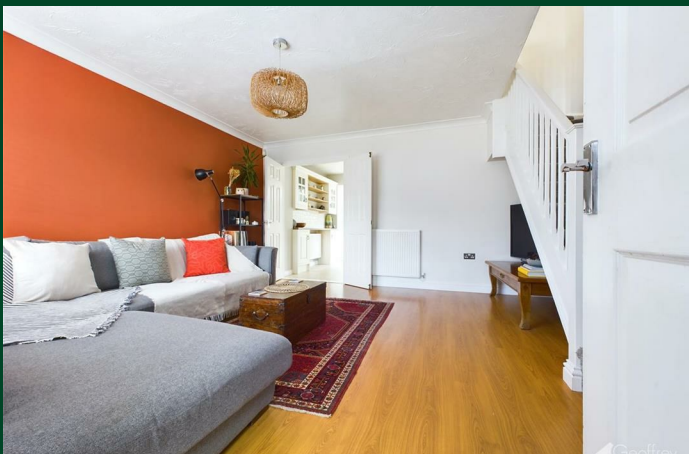
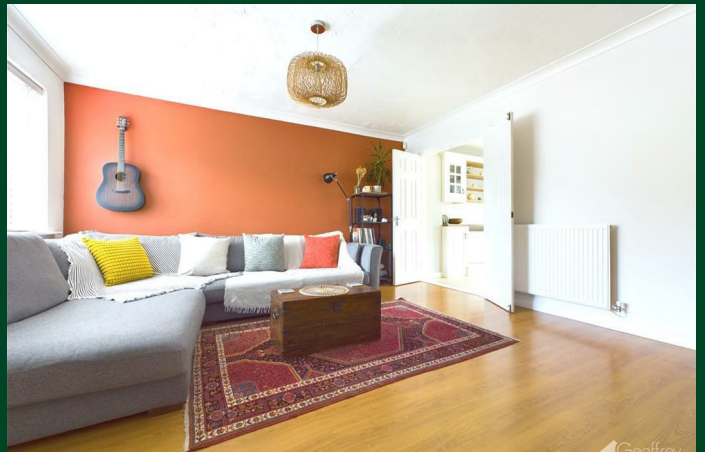
Fitted with a panel surround bath and fixed shower screen, wall mounted shower with additional rainfall shower head, hand wash basin with pedestal and chrome mixer tap, a close coupled WC, vinyl flooring, fully tiled walls, chrome heated towel rail, extractor fan and inset lighting.

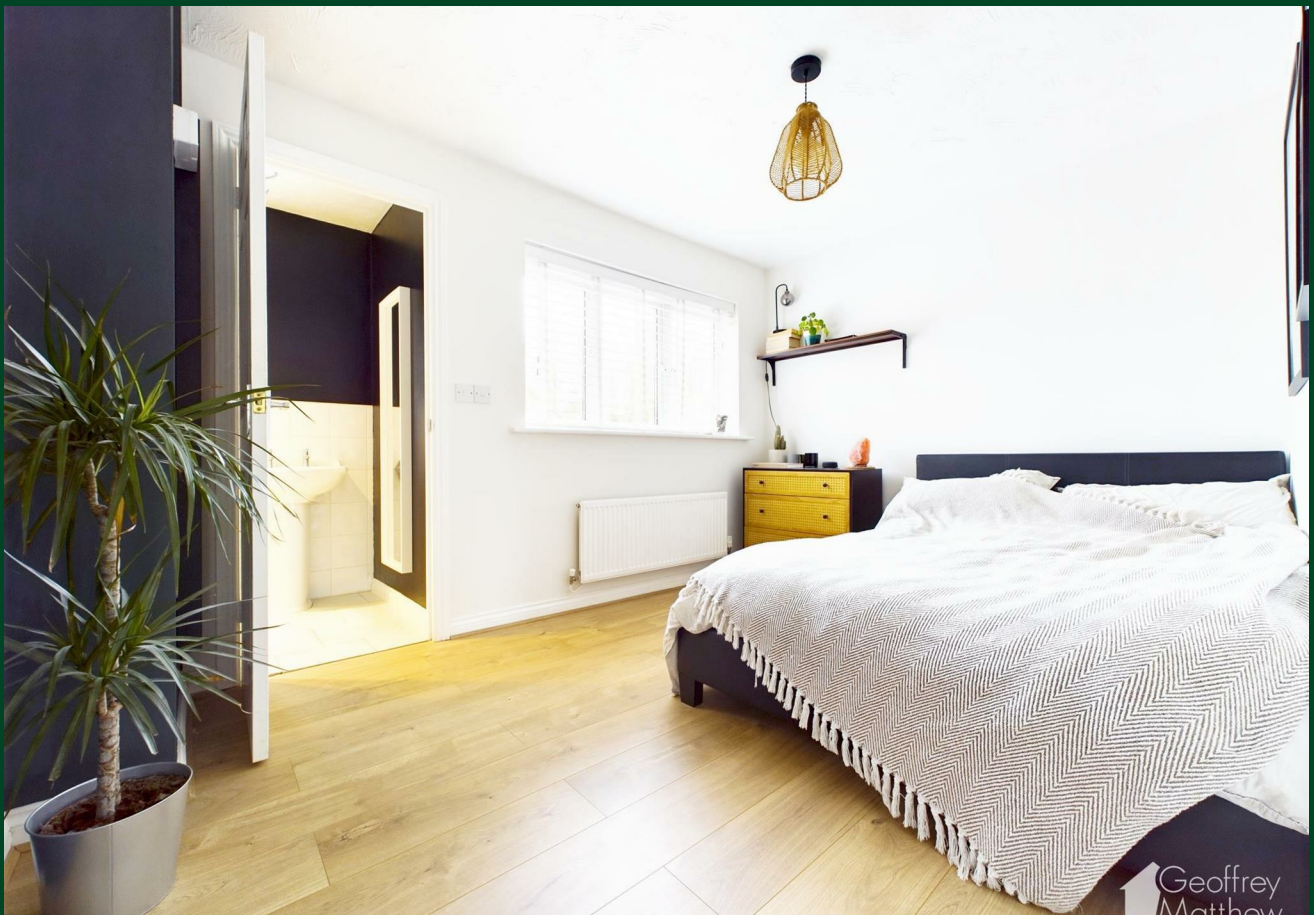
## REAR GARDEN

a very private rear garden with slightly raised wood decked patio small shaped lawn with surrounding mature borders gated side passage and external power sockets.

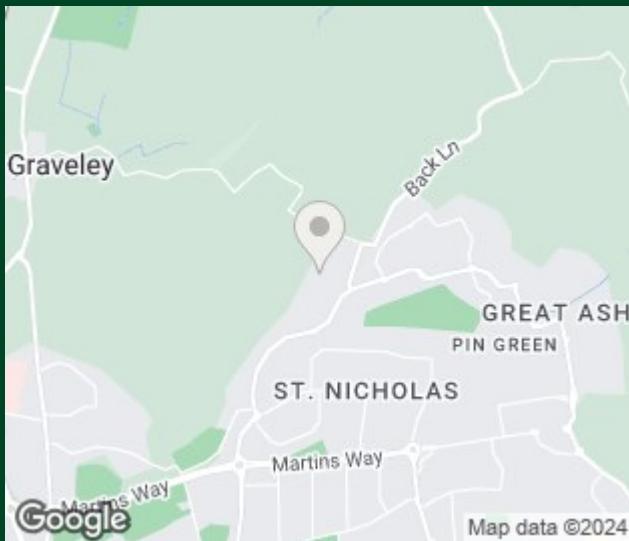
## FRONT ASPECT

with parking for at least two cars.





# Floor Plan



## Council Tax Details

Band: D

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

Current Energy Rating: 70  
Potential Energy Rating: 83

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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