



## Blackdown Close, Great Ashby, Stevenage, SG1 6AX

Geoffrey Matthew Are particularly Please To Be Able To Offer For Sale This Beautifully Maintained Two Bedroom Middle Row House, Situated In The Centre Of The Extremely Sought After Great Ashby Area Of Stevenage, Which Offers A Short Walk From A Range Of Local Shops And Round Diamond Primary School As Well As Fantastic Woodland Walks. Internally The Property Is In Superb Condition Throughout And Includes Downstairs WC, Generous Lounge, Stunning Kitchen/Diner, Two Double Bedrooms And Modern Refitted Bathroom. While Externally Benefiting From A Private Rear Garden And Allocated Parking For Two Cars.

Price £335,000

# Blackdown Close, Great Ashby, Stevenage, SG1 6AX

- TWO BEDROOM MIDDLE ROW HOUSE
- BEAUTIFULLY MAINTAINED THROUGHOUT
- SPACIOUS MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- GREAT ASHBY
- GENEROUS LOUNGE
- DOWNSTAIRS WC
- MODERN REFITTED BATHROOM
- ALLOCATED PARKING FOR TWO CARS

## ENTRANCE HALLWAY

with access via a partly glazed front door, Grey Oak effect laminate flooring and wall mounted fuse box.

## DOWNSTAIRS WC

fitted with a close coupled WC, a corner positioned hand wash basin, a frosted UPVC double glazed window, single panel radiator, natural stone effect tiled flooring and matching partly tiled walls.

## LOUNGE

A generous size lounge with a UPVC double glazed window to the front aspect, double and single panel radiators, a continuation of the Grey Oak effect laminate flooring, coving to the ceiling, fitted smoke alarm, replacement high skirting boards, wall mounted heating control panel and a door leading to :-

## KITCHEN/DINER

A spacious kitchen space which has been refitted with an excellent selection of soft cream high gloss wall, base and drawer units, Quartz effect work surfaces with an inset stainless steel single bowl sink and drainer with chrome mixer tap over, a Smeg four ring gas hob with a stainless steel chimney style cooker hood over and a mirror effect splash back, an eye level Samsung electric oven, integrated fridge freezer and washing machine, inset lighting, tiled flooring, single panel radiator, wall mounted boiler in matching wall unit, a UPVC double glazed window to the rear and a part glazed door to the rear aspect.

## STAIRS TO FIRST FLOOR LANDING

with access to the loft space, double panelled radiator and fitted smoke alarm.

## BEDROOM 1:

a double bedroom with a UPVC double glazed window to

the rear aspect, a double panelled radiator and built in wardrobes.

## BEDROOM 2:

Again two UPVC double glazed windows to the front aspect, a double panelled radiator, a built in wardrobe and an additional storage cupboard housing hot water cylinder.

## BATHROOM

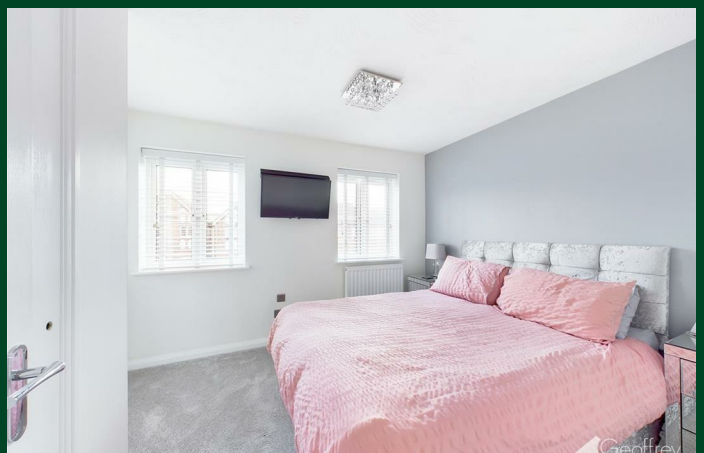
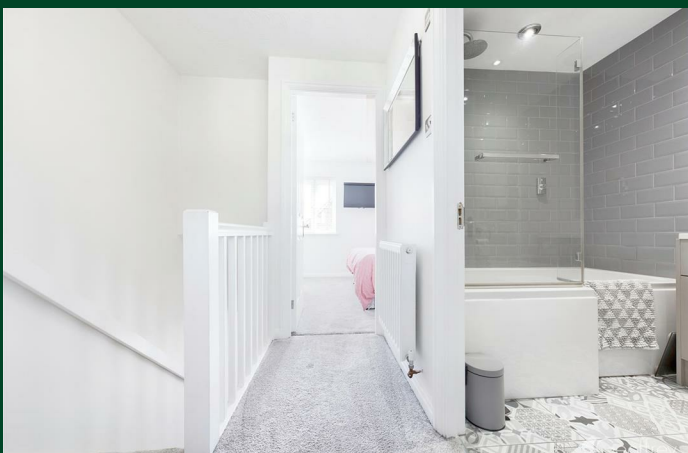
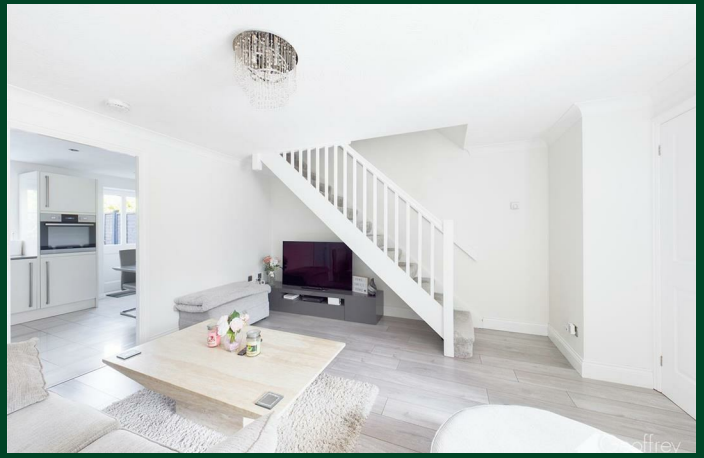
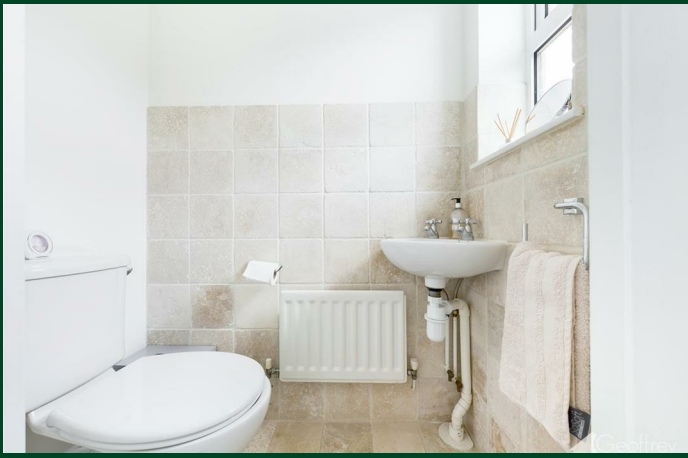
Beautifully refitted modern white three piece bathroom suite comprising of a P-shaped bath with chrome mixer tap and hose, shower screen, rainfall shower head and digital shower controls, a Mocha coloured vanity unit with inset hand wash basin and chrome mixer taps and an hidden cistern WC with chrome push button flush and granite vanity shelf, inset lighting, bevel edge wall tiles, a chrome heated towel rail, extractor fan, shaver power point, and modern patterned flooring.

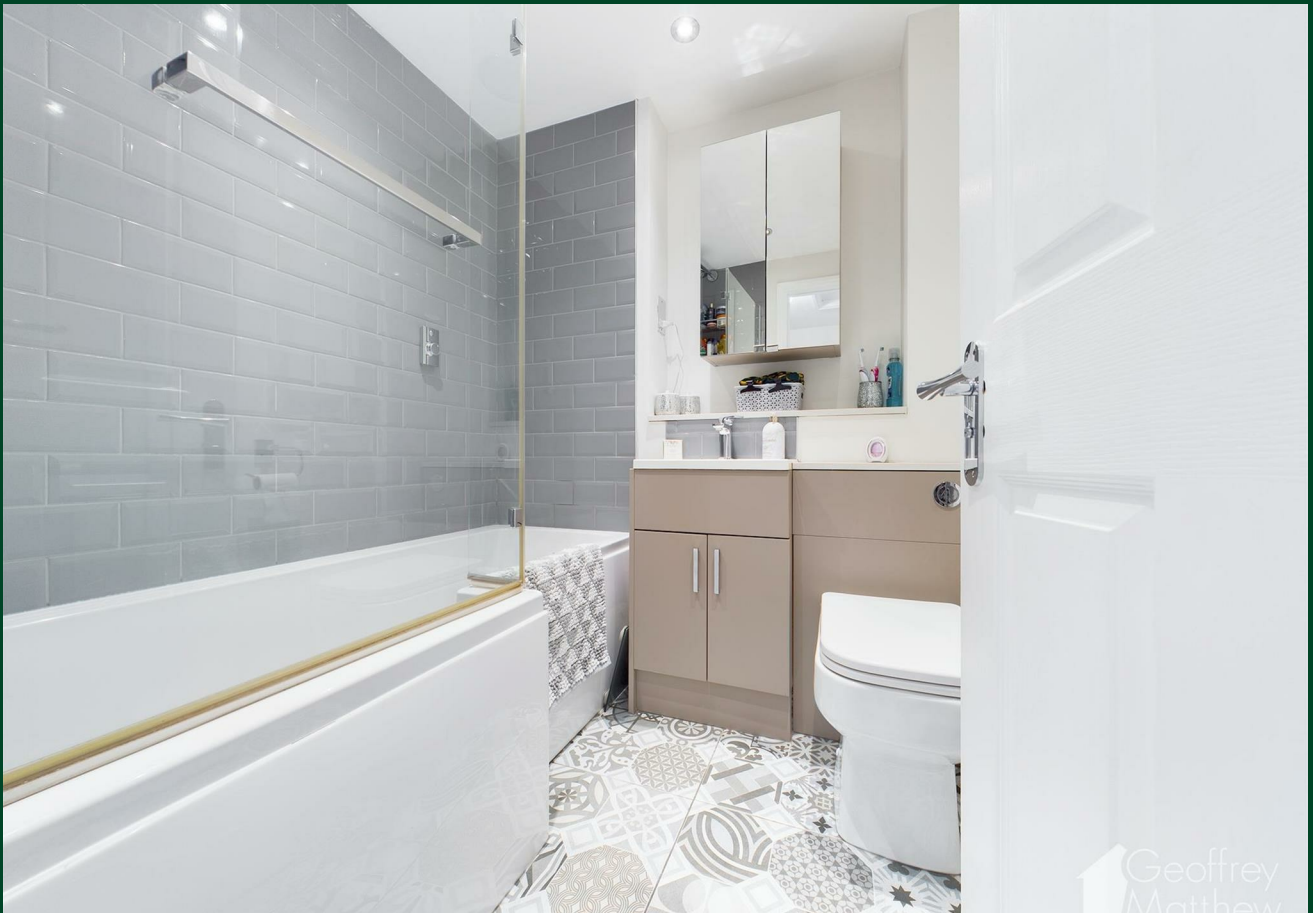
## REAR GARDEN

a good size and private rear garden with a central lawn and planted borders, gated rear access, paved patio and a block paved pathway, timber shed, external lighting and tap.

## PARKING

Allocated parking for two cars directly to the front of the house.





# Floor Plan



Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
620.01 ft<sup>2</sup>  
57.60 m<sup>2</sup>

Reduced headroom  
15.29 ft<sup>2</sup>  
1.42 m<sup>2</sup>

(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:

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>	(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	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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