



Great Ashby Way, Stevenage, SG1 6EJ

GUIDE PRICE £495,000-£510,000 ** FOUR DOUBLE BEDROOMS AND TOUCHING DISTANCE OF ROUND DIAMOND PRIMARY SCHOOL**
Geoffrey Matthew Are Delighted To Be Able To Offer For Sale This Notoriously Popular Croudace Built Semi Detached Townhouse, Situated In The Very Heart Of The Sought After GREAT ASHBY Area, Which Benefits From Being Only A Very Short Walk To A Selection Of Local Shops, The Highly Regarded Round Diamond School And An Array Of Woodland Walks And Parks. Internally The Property Has Been Beautifully Maintained By The Current Owners And Offers Fantastic Size Accommodation Throughout, Including Lounge, Kitchen/Diner, Four Double Bedrooms And Two Bathrooms And A Newly Installed Gas Central Heating System (March 2023). Externally Featuring A Private Rear Garden And An Attached Garage & Drive. THIS IS A MUST SEE PROPERTY !!!!

Guide Price £495,000

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- SEMI DETACHED TOWNHOUSE
- GREAT ASHBY AREA
- KITCHEN DINER
- BATHROOM & EN-SUITE
- GARAGE & DRIVE
- FOUR DOUBLE BEDROOMS
- LOUNGE
- DOWNSTAIRS WC
- PRIVATE REAR GARDEN
- CATCHMENT FOR ROUND DIAMOND PRIMARY SCHOOL

ENTRANCE HALL WAY

With access via a composite door, wood effect laminate flooring, single panel radiator and radiator cover, coving to the ceiling and inset lighting.

WC

Fitted with a close coupled WC, a corner positioned hand wash basin and pedestal with chrome mixer tap, a continuation of the wood effect laminate flooring, a single panel radiator and a frosted UPVC double glazed window.

LOUNGE

15'6"x 11'6" (4.72m"x 3.51m")

A good size lounge area with a UPVC double glazed window to the front aspect, a double panelled radiator, wood effect laminate flooring, coving to the ceiling, a built in under stairs storage cupboard and double doors leading to the kitchen.

KITCHEN/DINER

11'4"x 15'6" (3.45m"x 4.72m")

Fitted with a generous selection of wall and base units, ample work tops with an inset one and half bowl stainless steel sink and drainer with chrome mixer tap over, under counter spaces for a washing machine and dishwasher, additional space for a double width fridge freezer, integrated electric oven, four ring gas hob with chimney style cooker hood over, under unit lighting, gas boiler housed in a matching wall unit, tiled splash backs and tiled flooring, inset lighting, coving to the ceiling, UPVC French patio doors and UPVC double glazed window to the rear aspect over looking the garden

STAIRS LEADING TO FIRST FLOOR LANDING

a spacious landing area with access to all first floor accommodation, a UPVC double glazed window to the front aspect, fitted smoke alarm, inset lighting and two built in storage cupboards.

MASTER BEDROOM

13'2"x 9'4" (4.01m"x 2.84m")

A very generous double bedroom with two UPVC double glazed windows to the rear aspect, two single panel radiators, twin built in double wardrobes and coving to the ceiling.

EN-SUITE

Fitted with a fully enclosed shower cubicle with chrome shower

fittings, a close coupled WC, a hand wash basin set within a modern vanity unit, fully tiled walls and tiled flooring, inset lighting, extractor fan, a chrome heated towel rail and a UPVC frosted UPVC double glazed window.

BEDROOM FOUR

10'10"x 8'9" (3.30m"x 2.67m")

the smallest of the double bedrooms, with a UPVC double glazed window to the front aspect and a single panel radiator.

STAIRS LEADING TO THE SECOND FLOOR

with a single panel radiator, built in cupboard housing hot water cylinder, fitted smoke alarm, coving to the ceiling and access to the loft.

BEDROOM TWO

9'5"x 13' (2.87m"x 3.96m)

A large double bedroom with Two UPVC double glazed windows to the rear aspect, professionally fitted wardrobes to the whole of one wall, two single panel radiators and coving to the ceiling.

BEDROOM THREE

15'4"x 11'5" (4.67m"x 3.48m")

Again a large double bedroom with Two UPVC double glazed windows to the front aspect, professionally fitted wardrobes to the whole of one wall, two single panel radiators, a built in storage cupboard and coving to the ceiling.

BATHROOM

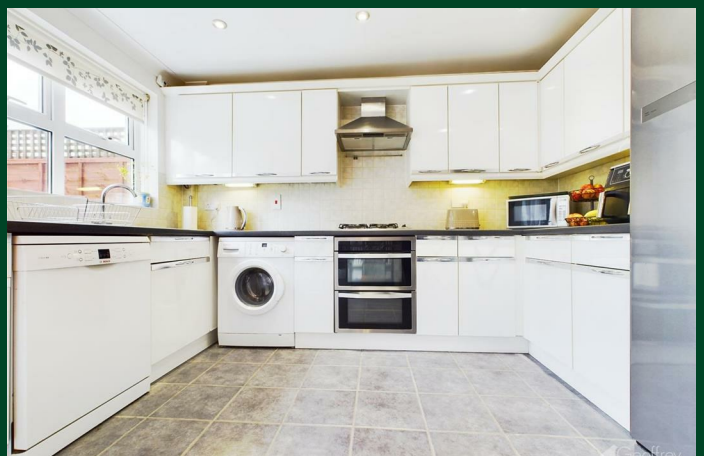
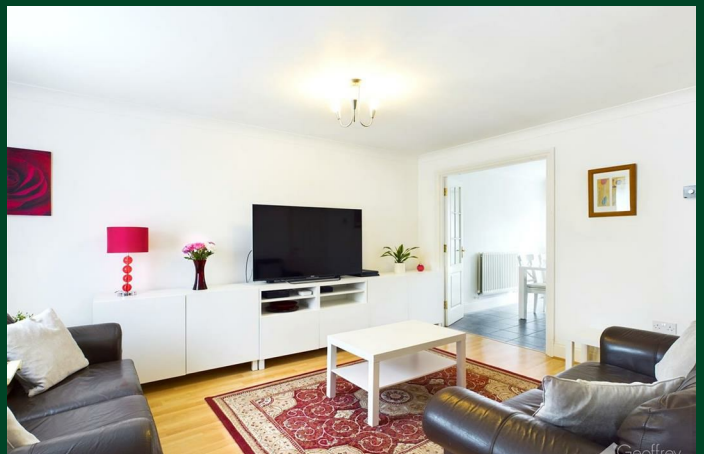
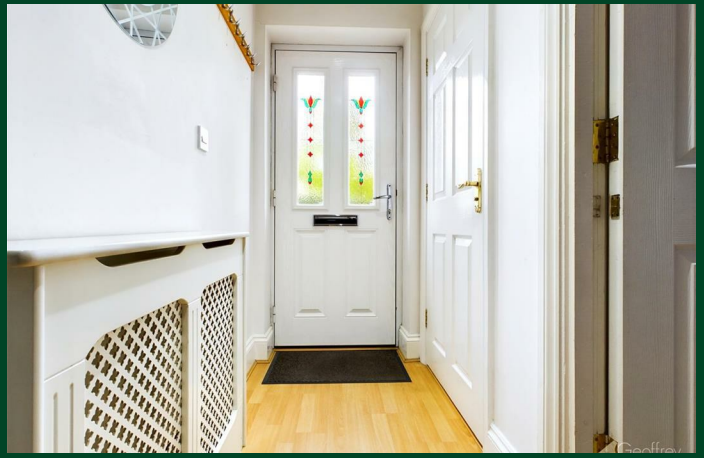
with a panel surround bath with chrome mixer tap and shower attachment, a concealed cistern WC and a hand wash basin set in within a modern vanity unit, fully tiled walls, extractor fan, tile effect flooring, inset lighting, heated towel rail and a UPVC Frosted UPVC double glazed window to the side aspect.

REAR GARDEN

A Private rear garden which is mainly lawned with several planted borders, a paved patio area as well as a raised circular paved sun terrace, timber shed and access to the garage.

GARAGE & DRIVE

An attached garage with an electric roller door, power and lighting as well as eave storage .





Floor Plan



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		87	(B1 plus) A		
(81-91) B			(B1-21) B		
(69-80) C		75	(B2-40) C		
(55-68) D			(B5-48) D		
(39-54) E			(B8-54) E		
(21-38) F			(B11-58) F		
(1-20) G			(B11-20) 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	

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