



## Fairfield Way, Great Ashby, Stevenage, SG1 6BF

REMARKABLE PRESENTED AND EXTENDED Three Bedroom FAMILY HOME situated in the Early Phase of Great Ashby with Full Garage Conversion and Driveway for THREE CARS. Features include, Modern KITCHEN/BREAKFAST ROOM which opens to the DINING ROOM (Extension), Utility Room, and DOWNSTAIRS RECEPTION ROOM (Former Garage) Two Double Bedrooms and One Single Bedroom, Fitted Bathroom & En-Suite to the Master Bedroom, Rear Garden which backs onto the Bridle Path. No Onward Chain, VIEWING HIGHLY SUGGESTED.

£425,000

# Fairfield Way, Great Ashby, Stevenage, SG1 6BF



- Remarkable Presented and Extended Three Bedroom Family Home
- Utility Room
- Fitted Bathroom & Ensuite to Master Bedroom
- Viewing Highly Suggested
- Driveway for Three Cars
- Downstairs Reception Room (Former Garage)
- Rear Garden which backs onto the Bridle Path
- Modern Kitchen/Breakfast Room Opening Dining Room
- Two Double Bedrooms and One Single Bedroom
- No Onward Chain

## Entrance Hallway

Laminate Flooring, Double Glazed Door to Front Aspect, Opening to Lounge, Stairs to 1st Floor Landing, Mains Heating Control.

## Lounge

15'7 x 10'4 (4.75m x 3.15m )

Laminate Flooring, Double Glazed Window to Front Aspect, Smoke Alarm, T.V Point, Single Panel Radiator.

## Downstairs Reception Room

16'7 x 7'8 (5.05m x 2.34m )

Double Glazed Window to Front Aspect, Spot Lighting, Double Panel Radiator, Loft Access, T.V Point.

## Fitted Kitchen/Diner

11'6 x 13'5 (3.51m x 4.09m)

Roll Top Work Surfaces, Range Cooker, Tiled Splash Back, Wine Rack, Resin Sink 1 and Half Bowl and Mixer Tap, T.V Point, Sash Window to Rear Aspect, French Doors Opening to Garden, Vinyl Flooring, Under Stairs Cupboard, Wall Mounted Super Prima Potterton, Opening to Dining Room.

## Dining Room (Extention)

16'7 x 7'8 (5.05m x 2.34m)

Laminate Flooring, Spot Lighting, 2 x Velux Windows, Double Glazed Window to Rear Aspect, Double Glazed Door to Rear Aspect.

## Utility Room

4'2 x 7'10 (1.27m x 2.39m)

Roll Top Work Surfaces, Cupboards at Eye and Base Level, Electric Heater, Extractor Fan, Plumbing for Washing Machine and Tumble Dryer.

## Landing

6'7 x 3'2 (2.01m x 0.97m )

Doors to all rooms, Loft Access.

## Bedroom One

11'9 x 8'3 (3.58m x 2.51m )

Fitted Wardrobes, 2 x Double Glazed Window to Front Aspect, Doors to Ensuite.

## Modern Fitted En-Suite

5'2 x 4'10 (1.57m x 1.47m )

Tiled Flooring Wash Basin with Vanity Cupboard, Shower Cubicle, Low Level W.C, Double Glazed Window to Front Aspect, LED Spot Lighting, Vanity Cupboard.

## Bedroom Two

10'7 x 7'8 (3.23m x 2.34m )

Fitted Wardrobes, Double Glazed Window to Rear Aspect, T.V Point.

## Bedroom Three

10'6 x 5'6 (3.20m x 1.68m )

Double Glazed Window to Rear Aspect, Single Panel Radiator, Fitted Wardrobes.

## Modern Fitted Bathroom

5'8 x 7'0 (1.73m x 2.13m)

Low Level W.C, Bath with Mixer Tap, Extractor Fan, Tiled Flooring, Single Panel Radiator, Mains Shower, Wash Basin with Tiled Splash Back.

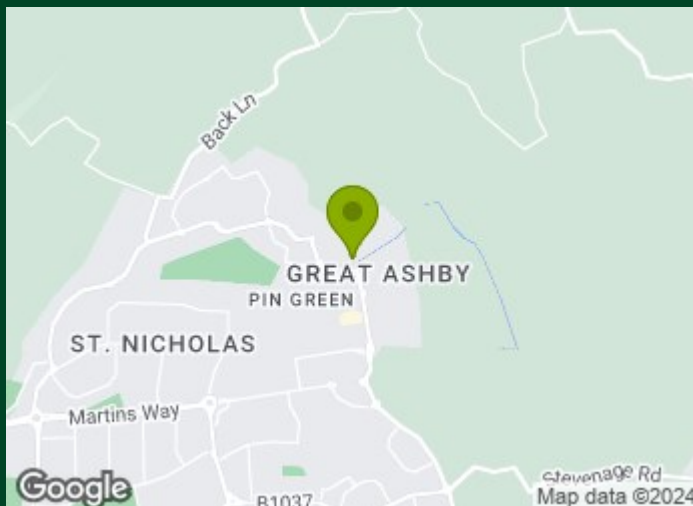
## Private Rear Garden

Decking Area, Laid to Lawn, Crazy Paving Area, Brick Walled Boundary, Backing onto Bridle Path, 10 x 4 Shed, Lower Decking Area.

## Driveway To Front For Two/Three Cars

## Local Information

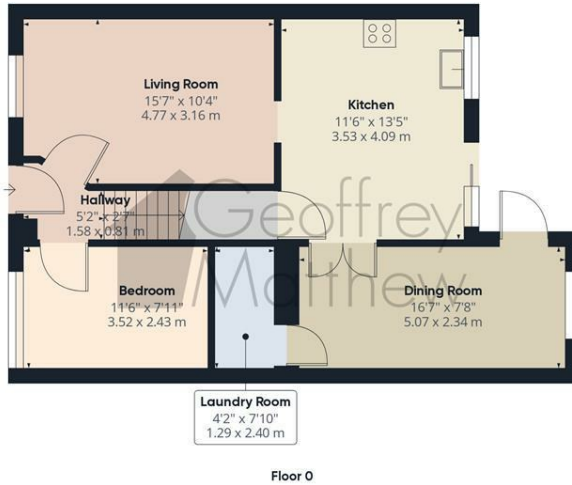
This Property located in Great Ashby which is close to Country Walks via the bridle path and Bus Links which connects to the New Town and Train Station.



## Directions



# Floor Plan



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
 960.48 ft<sup>2</sup>  
 89.23 m<sup>2</sup>

(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 D

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.

