



Fairfield Way, Stevenage, SG1 6BG

**** CHAIN FREE **** Geoffrey Matthew Are Delighted To Offer For Sale This Attractive Three Bedroom End Row Family Home, Situated In The Continually Sought After Location Of Great Ashby Area Of Stevenage Which Offers A Good Selection Of Local Shops, Primary School (ROUND DIAMOND) And An Array Of Wood Land Walks All Within A Short Walk From The Property. Internally The House Is Offered In Especially Well Maintained Condition, Featuring A Good Size Lounge, Generous Size Kitchen/Diner, Master Bedroom With En-Suite And A Family Bathroom. Whilst Externally Both Front And Rear Gardens Have Been Landscaped For Easy Maintenance, An Attached Garage And A Drive For Two Cars. This Really Should Be The Top Of Your To View List. *** CHAIN FREE***

Price £380,000

Fairfield Way, Stevenage, SG1 6BG

- THREE BEDROOM END OF TERRACE HOME
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- LOUNGE
- BATHROOM & EN-SUITE
- GARAGE AND DRIVE FOR TWO CARS
- GREAT ASHBY AREA
- BEAUTIFULLY MAINTAINED
- KITCHEN/DINER
- LANDSCAPED REAR GARDEN
- CHAIN FREE

FRONT ASPECT

An attractive front aspect, with an artificial lawn, paved footpath, external lighting, access to the garage and a off street parking for two (if you required additional space for parking this could be achieved).

ENTRANCE HALLWAY

With access via a UPVC half glazed door, a single panel radiator with radiator cover, and wood effect laminate flooring.

LOUNGE

16'x 10'4" (4.88mx 3.15m")

A good size lounge area with a UPVC double glazed window to the front aspect, two single panel radiator, a continuation of the wood effect laminate flooring and an electric feature fire place with granite hearth and surround.

KITCHEN/DINER

12'x 13'4" (3.66mx 4.06m")

A spacious Kitchen/diner with a great selection of wall and base wood units, ample work surfaces with an inset single bowl resin sink and drainer with chrome mixer tap, spaces for a dish washer or washing machine as well as an integrated fridge freezer, a Creda arga style dual fuel oven with extractor over, under unit lighting, tiled splash backs, tile effect laminate flooring, space for dining table, double panelled radiator, a UPVC double glazed window to the rear aspect and double glazed sliding patio doors, a built in storage cupboard.

STAIRS TO FIRST FLOOR LANDING

With access to the loft space and doors to all 1st floor accommodation.

BEDROOM ONE

12'x 8'3" (3.66mx 2.51m")

A double bedroom with two UPVC double glazed windows to the front aspect, single panel radiator and a built in double wardrobe.

EN-SUITE

Fitted with a fully enclosed shower cubicle with chrome

shower fittings, a close coupled WC, hand wash basin with pedestal, extractor fan, a frosted UPVC double glazed window, fully tiled walls, vinyl flooring and a single panel radiator.

BEDROOM TWO

10'x 7'8" (3.05mx 2.34m")

Again a good size bedroom with UPVC double glazed window to the rear aspect, single panel radiator and a built in double wardrobe.

BEDROOM THREE

10'x 5'6" (3.05mx 1.68m")

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

BATHROOM

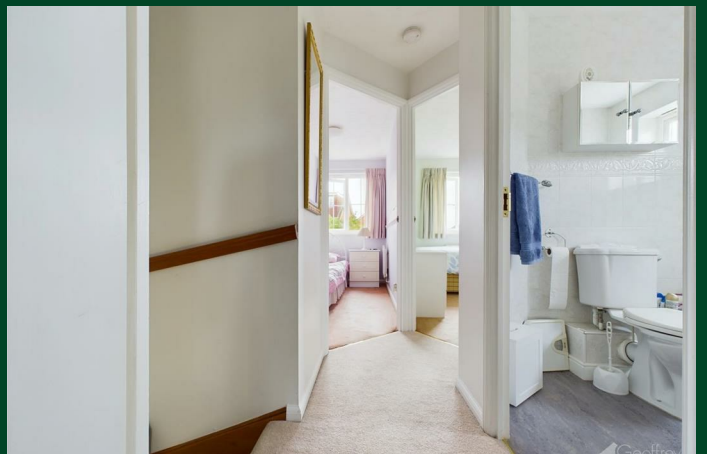
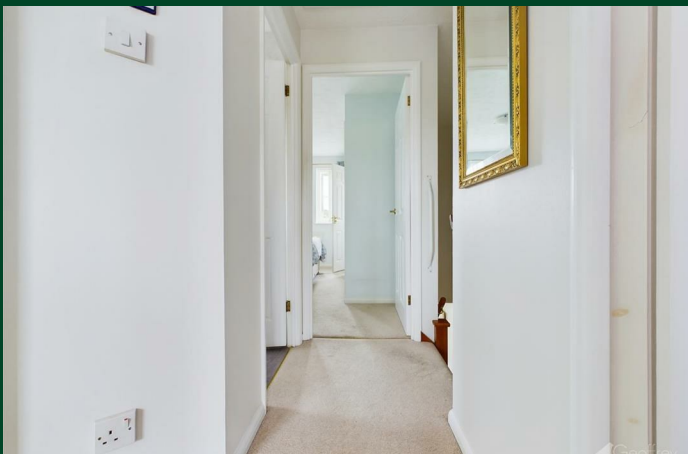
Fitted in a similar style to the en-suite, comprising of a panel surround bath with chrome period style mixer tap and shower hose, a close coupled WC, hand wash basin with pedestal, vinyl flooring, fully tiled walls, extractor fan, single panel radiator, UPVC frosted double glazed window.

REAR GARDEN

A private south east facing rear garden, with the rear corner of the garden laid with artificial lawn, and a couple of planted borders, wood decked patio, whilst the remainder has been laid with paving, gated side access, external lighting and tap, access to the garage.

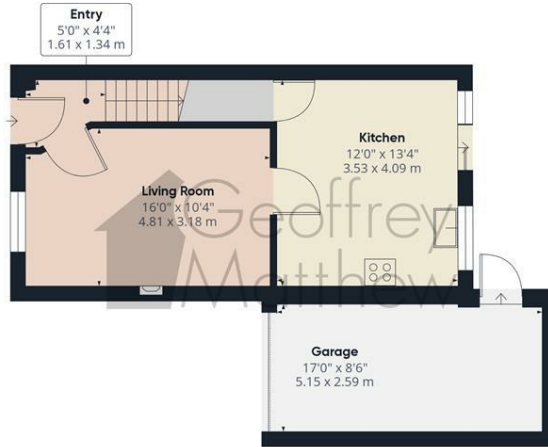
GARAGE & DRIVE

with an up and over door, power points and lighting, whilst also including plumbing for a washing machine, eave storage, wall mounted combi boiler, and a door to the rear garden. whilst to the front of the garage there is a tarmac drive for two cars.





Floor Plan



Floor 0



Floor 1



Approximate total area⁽¹⁾
847.23 ft²
78.71 m²

(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:

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			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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