



## Great Ashby Way, Stevenage, SG1 6EJ

Geoffrey Matthew are Delighted To Be Able To Offer For Sale This Cottage Style Three Bedroom Semi Detached Family Home Situated In The Very Heart Of The Popular Great Ashby Area Of Stevenage, With Superb Catchment For The Sought After Round Diamond Primary School As Well As A Range Of Local Shops And Woodland Walks Both A Short Distance Walk. Internally The Property Has Been Well Maintained By The Current Owners And Offers Generous Size Accommodation Throughout And Includes, A Downstairs Cloakroom, Kitchen/Diner, Lounge, Master Bedroom With En-suite, Family Bathroom And Two Further Bedrooms. Externally The Property Features A Private Walled Garden And A Detached Garage.

**Offers Over £400,000**



# Great Ashby Way, Stevenage, SG1 6EJ

- THREE BEDROOM SEMI DETACHED HOUSE
- CATCHMENT FOR ROUND DIAMOND SCHOOL
- LOUNGE
- MASTER BEDROOM WITH EN-SUITE
- WALLED REAR GARDEN
- GREAT ASHBY AREA
- KITCHEN/DINER
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- GARAGE & DRIVE

## ENTRANCE HALLWAY

With access via a partially glazed door, wood effect laminate flooring, a single panel radiator, coving to the ceiling, a built in cloak cupboard and inset lighting.

## DOWNSTAIRS WC

Fitted with a close coupled WC, a hand wash basin with pedestal and tiled splash back, extractor fan, a single panel radiator and a continuation of the wood effect laminate flooring.

## KITCHEN/DINER

A good size kitchen/diner which has been fitted with a good selection of wall and base units with a roll edge work surfaces over including a stainless sink and drainer with chrome mixer tap over, a corner positioned electric oven, gas hob and chimney style cooker hood over, spaces for a washing machine, dish washer and a free standing fridge freezer, tile effect vinyl flooring, gas boiler housed in a matching wall unit, under unit lighting, tiled splash back, a UPVC double glazed window and UPVC French patio doors, inset lighting and a double panelled radiator.

## LOUNGE

A generous size lounge area with an angle bay UPVC double glazed window to the side aspect and a further UPVC double glazed window to the front aspect, a continuation of the wood effect laminate flooring, a built in storage cupboard, coving to the ceiling, single and double panelled radiators.

## STAIRS LEADING TO THE FIRST FLOOR LANDING

With Access to loft space, a built in cupboard housing the hot water cylinder, coving to the ceiling and inset lighting.

## MASTER BEDROOM

A good size double bedroom with a UPVC double glazed window to front aspect, single panel radiator, coving to the ceiling and double wardrobe.

## EN-SUITE

Fitted with a close coupled WC, hand wash basin and pedestal, a fully enclosed shower cubicle with bi-folding door and

chrome shower fittings, partly tiled walls, extractor fan, electric shaving point, inset lighting, a single panel radiator and a frosted UPVC double glazed window.

## BEDROOM TWO

A double bedroom with two UPVC double glazed windows to the front and side aspects, single panel radiator and coving to the ceiling.

## BEDROOM THREE

A good size single bedroom with a UPVC double glazed window, single panel radiator and coving to the ceiling.

## BATHROOM

Fitted with a white three piece bathroom suite comprising of a panel surround bath with chrome mixer taps and shower attachment, fitted shower screen, a close coupled WC, a wall hung hand wash basin and chrome mixer tap, partly tiled walls, single panel radiators, extractor fan, inset lighting, Frosted UPVC double glazed window, electric shaving point.

## REAR GARDEN

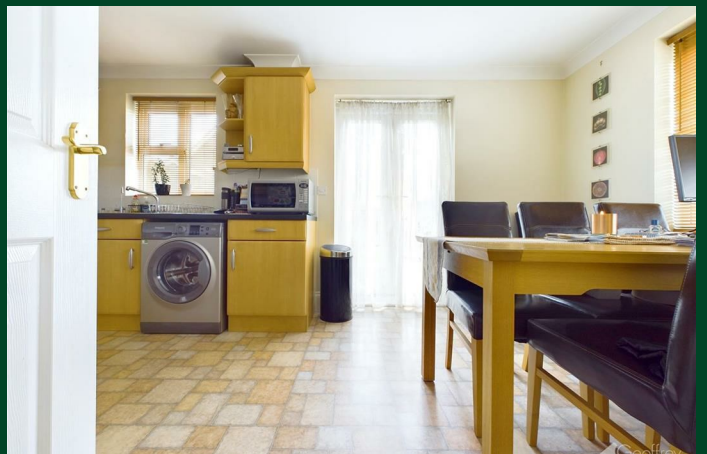
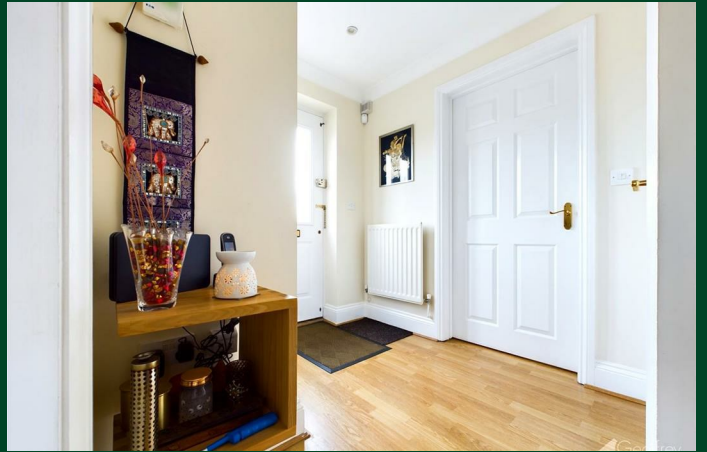
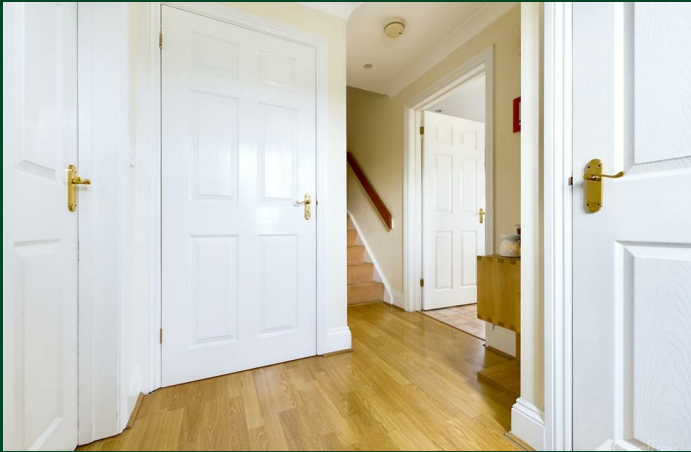
Walled garden with gated side access, wood decked patio area, lawn and planted borders, external tap and lighting.

## FRONT ASPECT

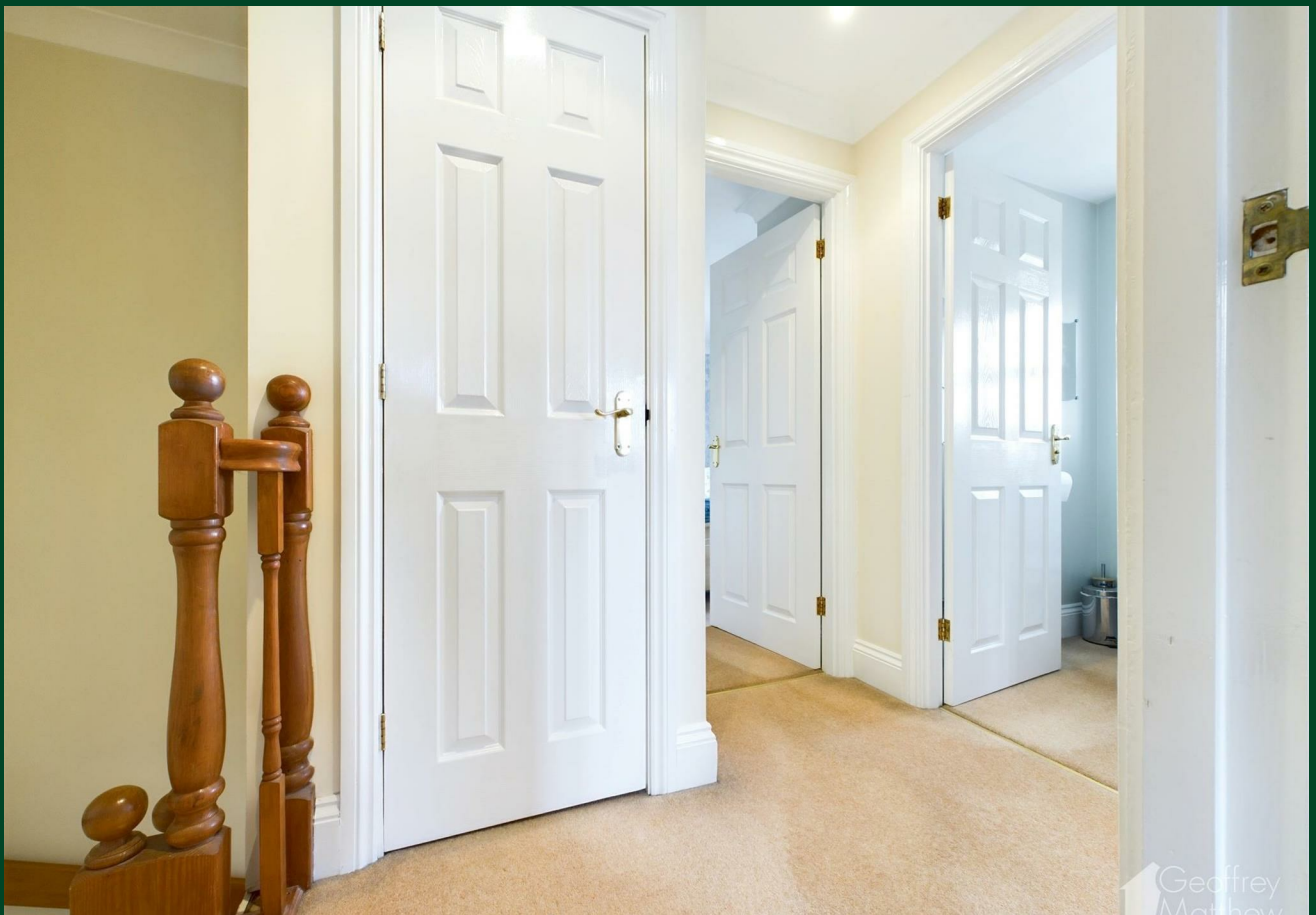
A surrounding paved front with wrought iron railings, and a paved side passage which leads to the garage and the rear garden.

## GARAGE

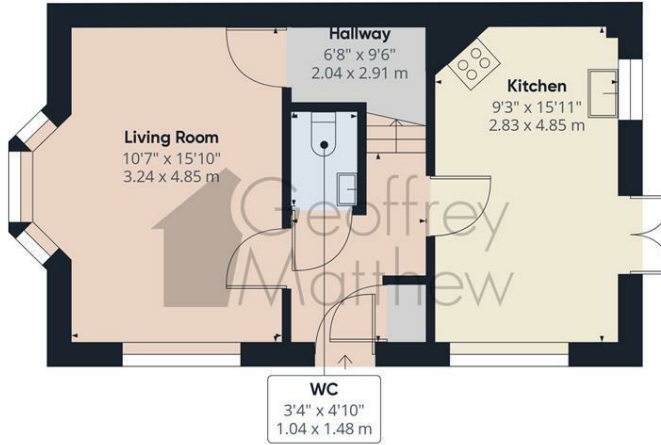
A detached garage with up and over door, power and lighting, and block paved drive to the front of the garage.



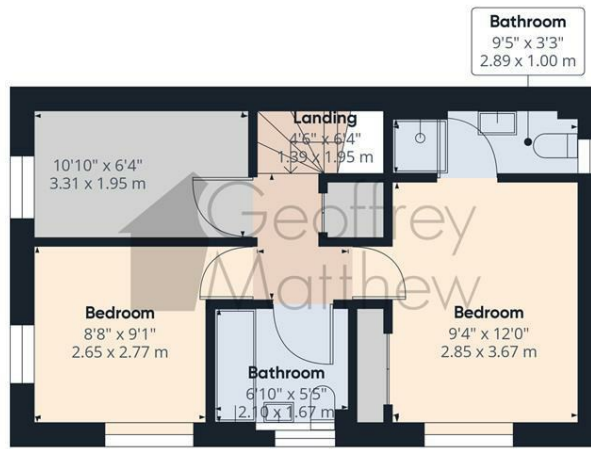




# Floor Plan



Floor 0



Floor 1



Approximate total area<sup>1)</sup>  
834.65 ft<sup>2</sup>  
77.54 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:

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	England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Current Energy Rating: 74  
Potential Energy Rating: 89

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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