



Foyle Close, Great Ashby, Stevenage,

Price £400,000

 Geoffrey
Matthew



Geoffrey Matthew Are Pleased To Be Able To Offer For Sale This Well Presented Three Presented Three Bedroom Semi Detached House, Situated In The Desirable Great Ashby Area Of Stevenage, Offering A Great School Catchment Including Round Diamond Primary School, An Array Of Local Shops And Numerous Woodland Walks. Internally The Property Features A Good Size Lounge, Modern Fitted Kitchen/Diner, Downstairs WC, Three Bedrooms, En-Suite and Family Bathroom. Externally Offering An Attractive And Private Rear Garden As Well As Garage And Drive. EARLY VIEWING HIGHLY RECOMMENDED !!!





- THREE BEDROOM
- SEMI DETACHED HOUSE
- GREAT ASHBY AREA
- LOUNGE
- DOWNSTAIRS CLOAKROOM
- KITCHEN/DINER
- BATHROOM AND EN-SUITE
- ATTRACTIVE REAR GARDEN
- GARAGE AND DRIVE
- CLOSE TO SCHOOLS AND LOCAL SHOPS









ENTRANCE HALL

With access via a half glazed door, wood effect vinyl flooring and a single panel radiator.

WC

comprising of a close coupled WC, a hand wash basin and pedestal with chrome taps, a single panel radiator, half tiled walls, vinyl flooring and an extractor fan

LOUNGE

10'11" x 17'11" (3.33m x 5.46m)

A good size lounge with a UPVC double glazed window to the front aspect, two single panel radiators, Oak effect quality laminate flooring, a built in under stairs storage cupboard, a feature fireplace with a wooden mantel, marble hearth and surround, electric flame effect fire, a smoke alarm and door to the kitchen space.

KITCHEN/DINER

13'10" x 9'5" (4.22m x 2.87m)

A well presented Kitchen/Diner that comprises of a good selection of wall and base units with slate Grey squared edge work surfaces with an inset sink and drainer with chrome mixer tap over, a stainless steel electric oven, gas hob with stainless steel chimney style cooker hood, wall mounted boiler, spaces for both washing machine and fridge freezer, ceramic tiled splash backs, tile effect flooring, UPVC double glazed window and sliding patio doors to the rear aspect, single panel radiator and ample space for dining.

STAIRS TO THE FIRST FLOOR

Offering access to the loft space and doors.

BEDROOM ONE

8'11" x 10'3" (2.72m x 3.12m)

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

EN-SUITE

Comprising of a fully enclosed shower cubicle with chrome shower fittings, a close coupled WC, a hand wash basin set in in white gloss vanity unit with chrome mixer tap, fully tiled walls, wood effect flooring, a single panel radiator, a frosted UPVC double glazed window, inset lighting, extractor fan and an electric shaving point.

BEDROOM TWO

7'7" x 11'7" (2.31m x 3.53m)

With a UPVC double glazed window to the rear aspect, single panel radiator and a built in wardrobe.

BEDROOM THREE

5'11" x 8'4" (1.80m x 2.54m)

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

BATHROOM

Comprising of a panel surround bath with chrome mixer tap and shower hose attachment, a close coupled WC, hand wash basin with pedestal and chrome period style taps, fully tiled walls, tile effect flooring, a single panel radiator, frosted UPVC double glazed window and extractor fan.

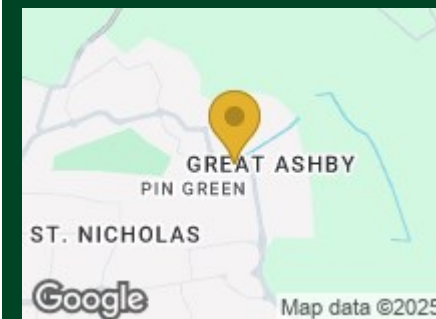
REAR GARDEN

A sunny and very private rear garden with a paved terrace leading to a comfortable size lawn, additionally there is a raised platform with steps to a mature planted area consisting of a varied array of shrubs and plants.

GARAGE & DRIVE

additionally the house offers a garage which is situated in a block of four just Fifty yards for the property and a drive way to the front of the garage.



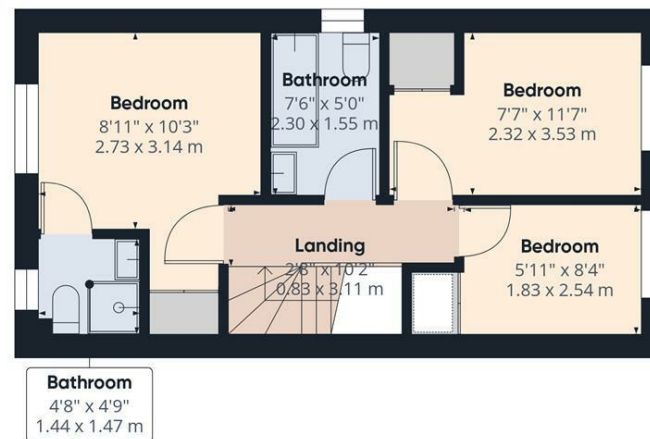


Council Tax Details

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(92-100) A	
(85-91) B		(85-91) B	
(79-84) C		(79-84) C	
(73-78) D		(73-78) D	
(67-72) E		(67-72) E	
(62-66) F		(62-66) F	
(55-61) G		(55-61) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Floor 0



Floor 1

Approximate total area⁽¹⁾
709 ft²
65.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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