



Snowdonia Way, Great Ashby, Stevenage, Herts,

£400,000

 Geoffrey
Matthew

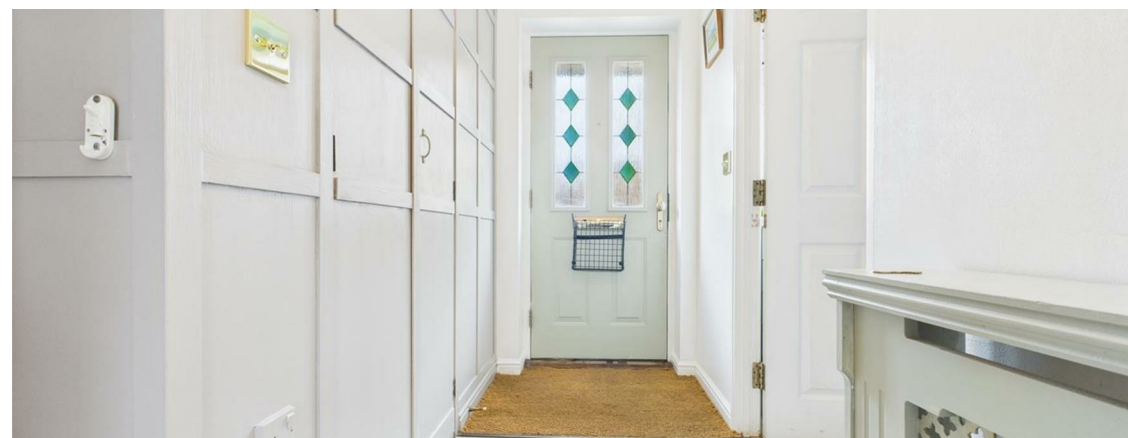


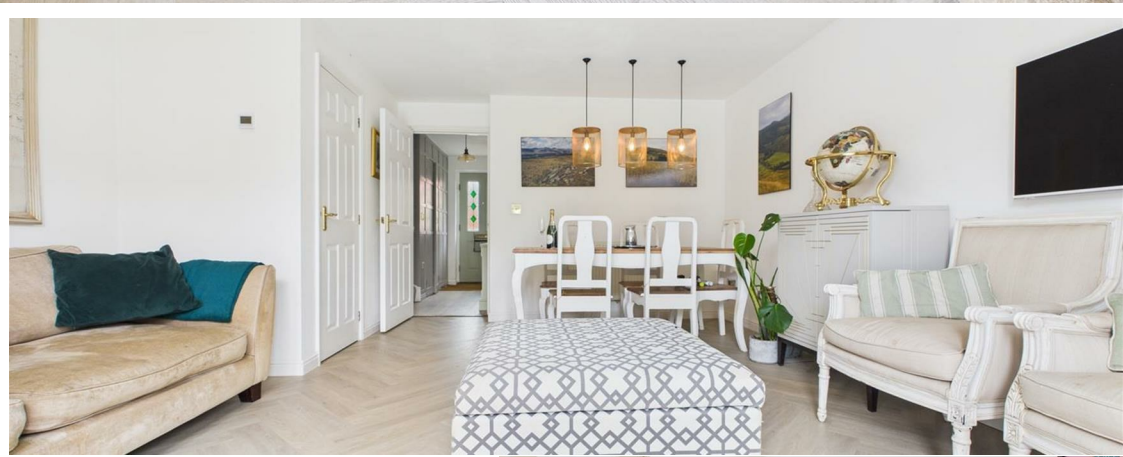
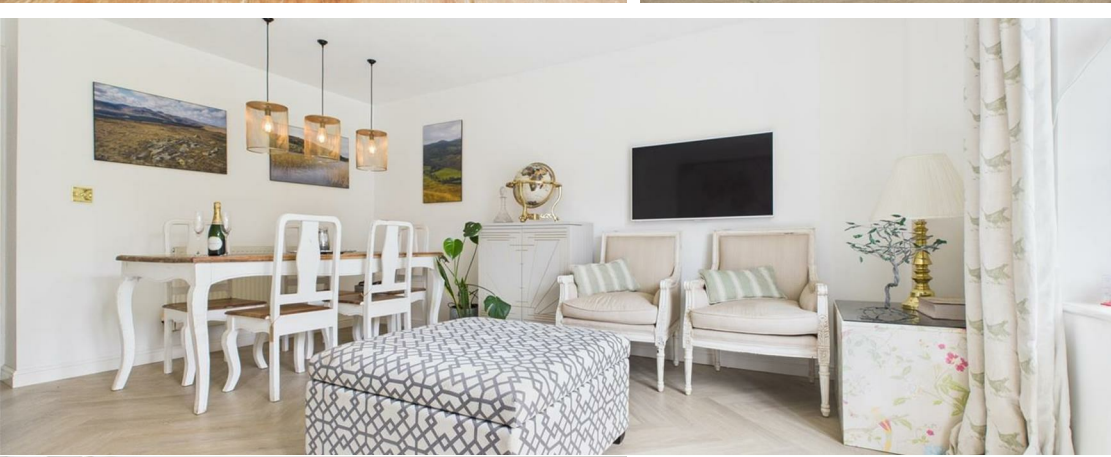
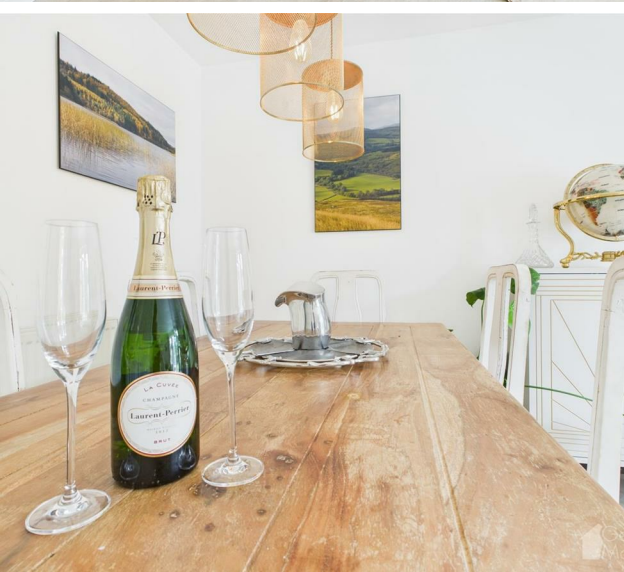
SIMPLY STUNNING and SPACIOUS THREE Bedroom FAMILY HOME Close to Tilekiln WOODLAND on the Edge of Great Ashby with GARAGE AND DRIVEWAY. Features include FITTED KITCHEN/BREAKFAST ROOM, Large Laundry Cupboard, Lounge and Dining Area, MODERN Bathroom, Principle Bedroom with Ensuite, Two Further Spacious Bedrooms, Offered CHAIN FREE, Viewing Strongly Recommended.





- Simply Stunning and Spacious Three Bedroom Family Home
- Close to Tilekiln Wood on The Edge Of Great Ashby
- Garage and Driveway
- Fitted Kitchen/Breakfast Room
- Large Laundry Cupboard
- Lounge and Dining Area
- Modern Bathroom
- Principle Bedroom with Ensuite
- Two Further Spacious Bedrooms
- Offered Chain Free







Entrance Hallway

10'3 x 3'10 (3.12m x 1.17m)

Laminate Flooring, Coconut Matting, Smoke Alarm, Panelled Wall, Stairs to 1st Floor Landing.

Laundry Cupboard

2'10 x 6'3 (0.86m x 1.91m)

Wash Basin with Hot and Cold Taps, Consumer Unit, Double Glazed Window to Front Aspect, Plumbing for Washing Machine.

High Quality Fitted Kitchen/Breakfast Room

7'5 x 11'2 (2.26m x 3.40m)

Single Panel Radiator, Granite Work Surfaces, Gas Hob and Oven, Cupboards at Eye and Base Level, Space for Fridge/Freezer, Porcelain Sink and Mixer Tap, Spot Lighting, Smeg Dishwasher.

Lounge/Diner

14'6 x 15'5 (4.42m x 4.70m)

Single Panel Radiator, French Doors Opening Garden, Under Stairs Cupboard, 2 x Double Glazed Window to Rear Aspect.

1st Floor Landing

3'8 x 10'3 (1.12m x 3.12m)

Mega Flow Tank, Single Panel Radiator, Stairs to 2nd Floor Landing.

Fitted Family Bathroom

6'8 x 5'6 (2.03m x 1.68m)

Extractor Fan, Wash Basin with Mixer Tap, Bath and Mixer Tap, Granite Work Surfaces, Tiled Flooring, Heated Towel Rail, Double Glazed Window to Front Aspect.

Bedroom Two

14'7 x 9'9 (4.45m x 2.97m)

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

Bedroom Three

7'8 x 11'5 (2.34m x 3.48m)

Double Glazed Window to Front Aspect, Wall Panelled, Fitted Wardrobe.

2nd Floor Landing

3'11 x 6'0 (1.19m x 1.83m)

Door to

Bedroom One

11'6 x 12'11 (3.51m x 3.94m)

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

Ensuite

6'4 x 6'5 (1.93m x 1.96m)

Tiled Flooring, Low Level W.C, Velux Window to Front Aspect, Heated Towel Rail, Shaver Point, Wash Basin with Mixer Tap, Double Shower Cubicle with Rainfall Shower, Tiled Flooring, Extractor Fan.

Rear Garden

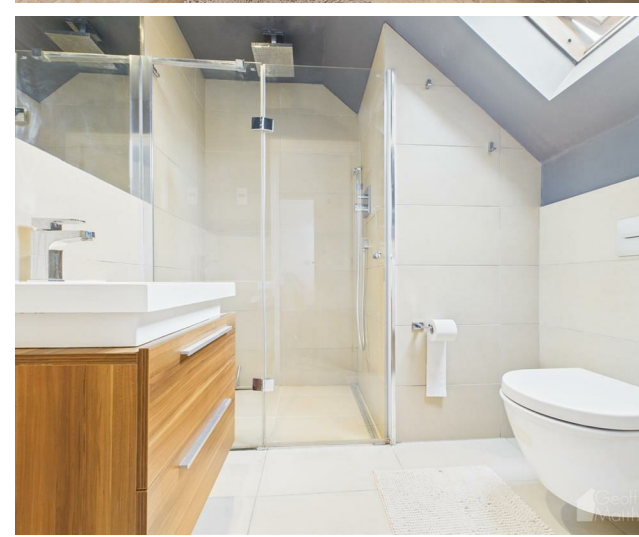
Laid to Lawn, Timber Fencing, Rear Gated Access, Mature Trees and Shrubs, Outside Tap, Water Butt.

Garage and Driveway

Metal Up and Over Door, Driveway for One Car, Good Visitors Parking (As Pictured).

Local Information

Situated in one of the most peaceful positions on the border of Great Ashby, this property is close to Tilekiln Wood with Rural walks to Weston Village.





Council Tax Details

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(91-95) A			(91-95) A		
(81-90) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(39-47) F			(39-47) F		
(31-38) G			(31-38) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales	
		79 83			



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