

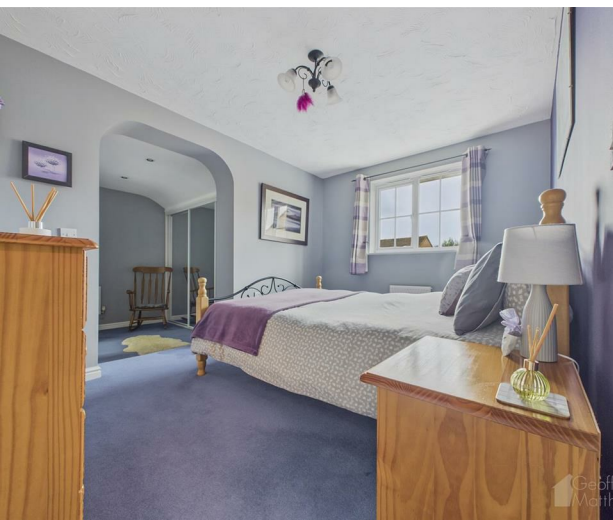


Cleveland Way, Great Ashby, Stevenage,

Price £450,000

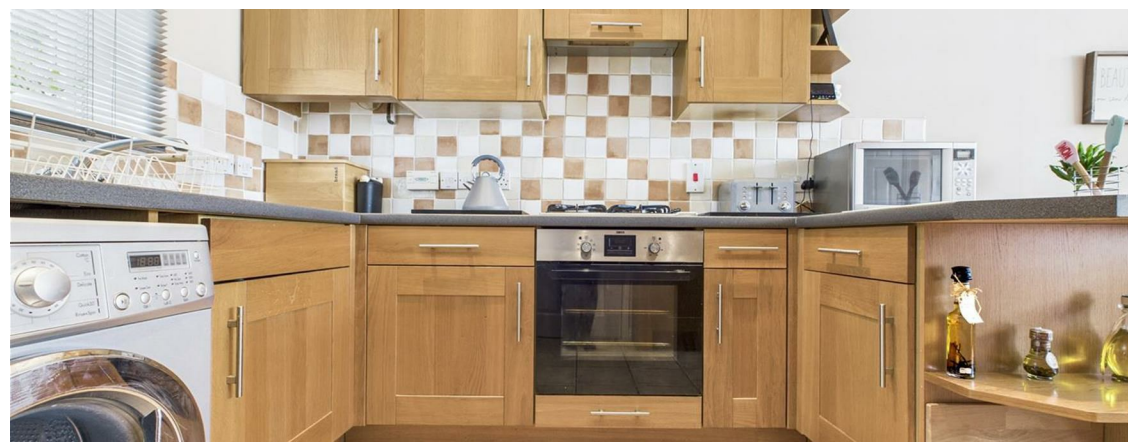
 Geoffrey
Matthew

EARLY VIEWING HIGHLY RECOMMENDED!!!! Geoffrey Matthew Are Delighted To Be Able To Offer For Sale This Copthorne Built Three Bedroom Semi Detached Family Home, Notoriously This Particular Style Has Been Increasingly Popular Amongst Buyers Due Its Added Features, Situated In A Private Cul-De-Sac Within The Very Heart Of The Great Ashby Community Which Offers A Good Range Local Shops, Catchment For ROUND DIAMOND Primary School As Well A Superb Selection Of Woodland & Countryside Walks. Internally The Property Has Been Beautifully Maintained, Offering Very Modern Open Plan Lounge, Kitchen & Conservatory, Downstairs Cloakroom, Master Bedroom With Dressing Room And En-Suite, Two Further Bedrooms And A Family Bathroom. Externally Benefiting From A Low Maintenance Garden And Attached Garage With Drive To The Front And One Additional Parking Space. EARLY VIEWING HIGHLY RECOMMENDED!!!!

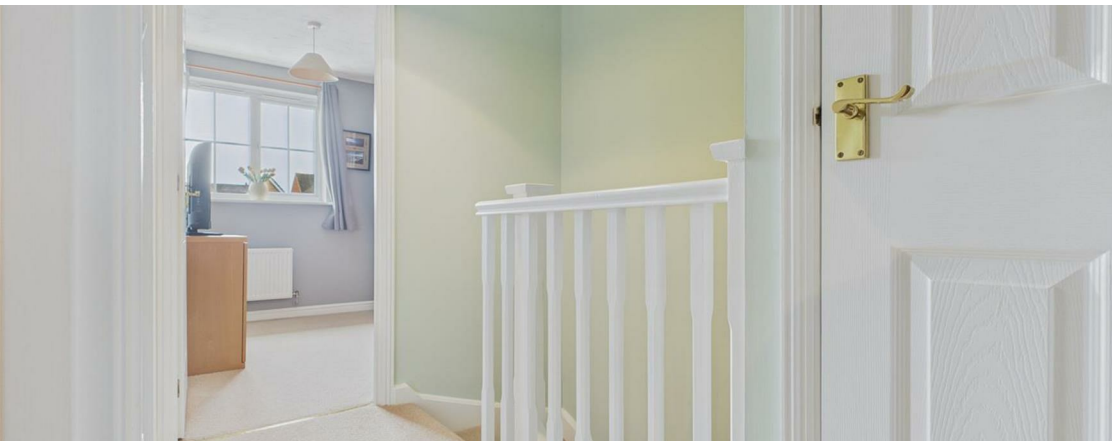




- COPTHORNE BUILT
THREE BEDROOM
SEMI DETACHED
- GREAT ASHBY AREA
- PRIVATE WOODED
CUL-DE-SAC
- OPEN PLAN LOUNGE
& CONSERVATORY &
KITCHEN
- MASTER BEDROOM
- DRESSING ROOM &
EN-SUITE
- FAMILY BATHROOM
- LOW MAINTENANCE
GARDEN
- GARAGE & DRIVE
- CLOSE TO SHOPS
AND WOODLAND
WALKS









ENTRANCE HALLWAY

With access via a partly glazed door and a single panel radiator, and doors to all ground floor accommodation.

DOWNSTAIRS WC

Fitted with a close coupled WC and a corner positioned hand wash basin, tile splash, single panel radiator and a frosted UPVC double glazed window.

KITCHEN

Fitted with a good selection of wood effect wall and base units, square edge work surfaces with an inset stainless steel sink and drainer with chrome mixer tap over, integrated electric oven, four ring gas hob with extractor hood over, spaces for a washing machine and fridge freezer, a breakfast bar with storage under and suspended down lighting, tiled splash and ceramic tiled flooring, additional extractor fan and a UPVC double glazed window to the front aspect, opening directly on to the lounge.

OPEN PLAN LOUNGE & CONSERVATORY

32'10" x 15'3" including kitchen (10.01m" x 4.65m" including kitchen)

A very contemporary and modern living space which incorporates a purposely built conservatory making the whole space very usable, with two sets of French doors, two double panelled radiators, TV and media , wall lighting and a built in storage cupboard..

STAIRS TO THE FIRST FLOOR

with access to the loft space and a built in storage cupboard housing the hot water cylinder.

BEDROOM ONE

8'10" x 12'5" (2.69m" x 3.78m")

with a UPVC double glazed window to the rear aspect and a single panel radiator, leading to dressing area

DRESSING AREA

8'5" x 5'8" (2.57m" x 1.73m")

(measurements up to fitted wardrobes) a fantastic addition with fitted wardrobes to one wall and finished with sliding mirrored doors, inset lighting and a single panel radiator.

EN-SUITE

comprising of a fully enclose shower cubicle with wall mounted electric shower, a close coupled WC , a hand wash basin counter mounter on vanity shelf, inset lighting, single panel radiator, vinyl flooring, tiled splash backs and a frosted UPVC window.

BEDROOM TWO

9'x 11'11" (2.74mx 3.63m")

Again a double bedroom with a UPVC double glazed window to the front aspect, and a single panel radiator.

BEDROOM THREE

6'2" x 8'8" (1.88m" x 2.64m")

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

FAMILY BATHROOM

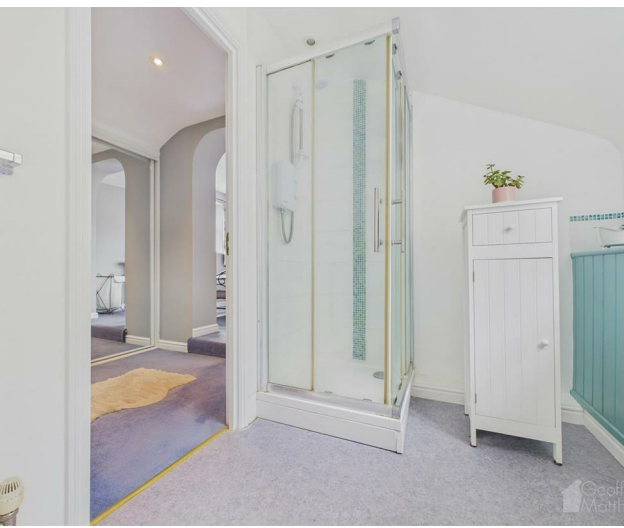
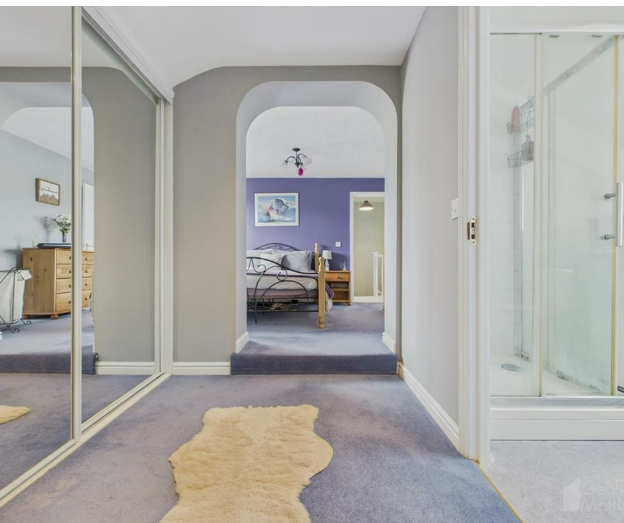
Fitted with a modern white three piece bathroom suite, comprising of a panel surround bath with period style mixer tap and shower hose, a close coupled WC and a counter mounted hand wash basin, tiled splash backs, inset lighting, electric shaving point, extractor fan, part tiled walls, inset lighting, shelved recess with down lights and an arched UPVC double glazed window.

REAR GARDEN

a low maintenance garden with a central raised wood decked patio with pergola, small water feature and mostly shingled. and a small paved terrace, access to the garage.

GARAGE AND DRIVE

attached to the side of the house with block paved drive to the front and one additional parking space.

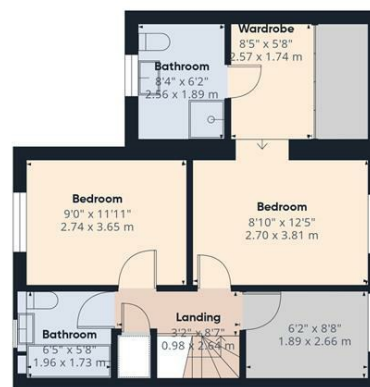
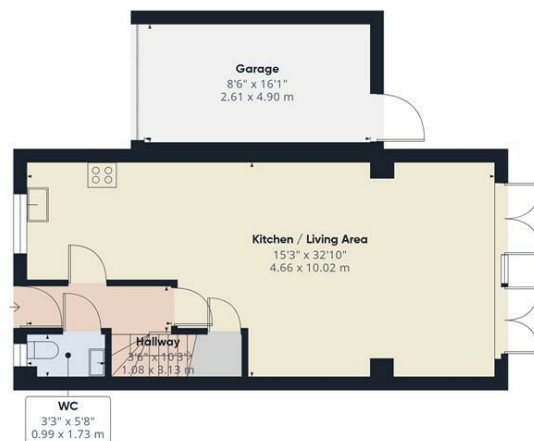




Council Tax Details

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Control	Very environmentally friendly - lower CO ₂ emissions	Control
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(49-54) E		(49-54) E	
(41-48) F		(41-48) F	
(31-40) G		(31-40) 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	

Approximate total area⁽ⁿ⁾1108 ft²102.9 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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Matthew