



Blackdown Close, Great Ashby, Stevenage, SG1 6AX

RARE OPORTUNITY to Acquire this EXCELLENTLY PRESENTED THREE BEDROOM SEMI DETACHED Family Home with GARAGE and DRIVEWAY FOR 3 CARS situated on a LARGE PLOT Located in the early Phase of Great Ashby. Features include FITTED KITCHEN, Lounge Area with BAY WINDOW, Dining Area, Downstairs W.C, Fitted Air Conditioning, Three Respectable Bedrooms, Family Bathroom and Ensuite Shower Room to Master Bedroom, Well Maintained Rear Garden, VIEWING STRONGLY RECOMMENDED

£430,000

Blackdown Close, Great Ashby, Stevenage, SG1 6AX

- Rarely Available Excellently Presented Three Bedroom Semi Detached
- Situated on a Large Plot
- Fitted Kitchen
- Dining Area
- Three Respectable Bedrooms
- Garage and Driveway for 3 Cars
- Located on the Early Phase of Great Ashby
- Lounge Area with Bay Window
- Downstairs W.C, Fitted Air Conditioning
- Viewing Highly Recommended

Entrance Hallway

3'6 x 6'5 (1.07m x 1.96m)

Part Glazed Door to Front Aspect, Single Panel Radiator, Inset Lighting, Consumer Unit.

Downstairs Cloakroom

2'6 x 6'6 (0.76m x 1.98m)

Hand Basin with Mixer Tap and Vanity Cupboard, Double Glazed Window UPVC Misted Window to Front Aspect, Single Panel Radiator, Low Level W.C.

Lounge Area

9'2 x 7'7 (2.79m x 2.31m)

Bay Window to Front Aspect, Understairs Cupboard, Opening to Dining Area, Single Panel Radiator, Coved Ceiling.

Dining Room

9'2 x 7'7 (2.79m x 2.31m)

UPVC French Doors Opening to Garden, Single Panel Radiator, Coved Ceiling.

Fitted Kitchen

10'6 x 7'3 (3.20m x 2.21m)

Cupboards at Eye and Base Level, Roll Top Work Surfaces, Stainless Steel Sink and Mixer Tap, Induction Hob and Electric Oven, Tiled Splash Back, Laminate Oak Flooring, Built in Fridge/Freezer and Dishwasher.

Landing

12'3 x 6'0 (3.73m x 1.83m)

Doors to all rooms, Loft Access, Double Glazed Window Side Aspect, Inset Light, Smoke Alarm, Storage Cupboard with Worcester Combi Boiler.

Bedroom One

10'2 x 9'0 (3.10m x 2.74m)

2 x Double Glazed Window to Front Aspect, Single Panel Radiator, Inset Lighting, 2 x Air Conditioning Vent with Remote Control.

Bedroom Two

10'1 x 8'9 (3.07m x 2.67m)

Double Glazed Window to Rear Aspect, Single Panel Radiator, Door to Ensuite.

Bedroom Three

6'10 x 9'9 (2.08m x 2.97m)

Double Glazed Window to Side and Rear Aspect, Single Panel Radiator Air Conditioning Unit.

Rear Garden

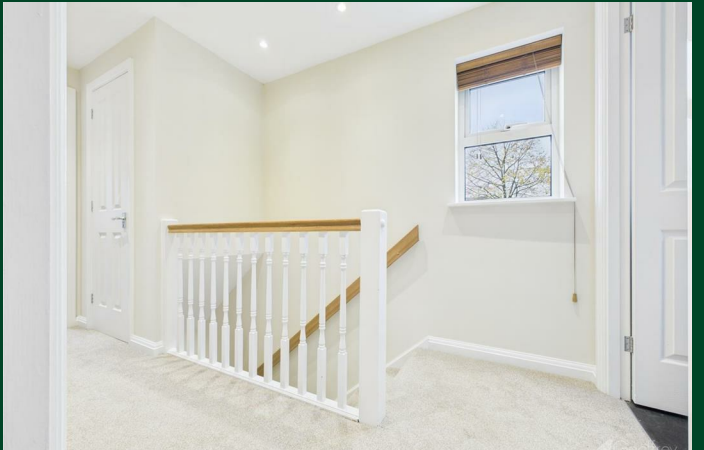
Patio Area, Laid to Lawn, Door to Garage, Outside Garden, Mature Trees and Shrubs, Small Retaining Wall, Side Gated Access.

Front Driveway and Garage

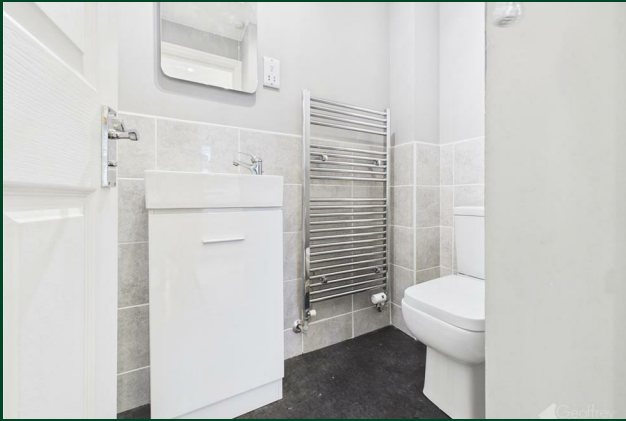
Garage with Power and Lighting, Metal Up and Over Door, Driveway for 3 Cars with Potential for further cars if the Garden was made to Driveway,

Local Information

Blackdown Close is a very popular location in Great Ashby which is a short distance to the local shopping complex and Round Diamond School.







Floor Plan



Council Tax Details

Band: D

Energy Efficiency Rating

Very energy efficient - lower running costs

Energy Class	Current	Potential
(92 plus) A	Yes	Yes
(81-91) B	Yes	Yes
(69-80) C	Yes	Yes
(55-68) D	Yes	Yes
(39-54) E	Yes	Yes
(21-38) F	Yes	Yes
(1-20) G	Yes	Yes

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/94/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Energy Class	Current	Potential
(92 plus) A	Yes	Yes
(81-91) B	Yes	Yes
(69-80) C	Yes	Yes
(55-68) D	Yes	Yes
(39-54) E	Yes	Yes
(21-38) F	Yes	Yes
(1-20) G	Yes	Yes

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/94/EC

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.

Old Harlow: 01279 444988 Email: harlow@geoffreymatthew.co.uk
Great Ashby: 01438 740111 Email: greatashby@geoffreymatthew.co.uk