



## Great Gables, Great Ashby, Stevenage, SG1 6GL

GUIDE PRICE £550,000 - £570,000 TRULY ASTONISHING FULLY MODERNISED & PEACEFULLY LOCATED FIVE Bedroom FAMILY HOME which has been tastefully EXTENDED with DRIVEWAY for FOUR CARS. Close OPEN COUNTRYSIDE located on the Edge of Great Ashby. Features include 23ft FITTED KITCHEN/DINER, Entrance Hallway, Downstairs Cloakroom and Laundry Room, Lounge Area, Principle Bedroom with DRESSING AREA, Three Large Bedrooms and One Single Bedroom, Family Bathroom & Ensuite, Delightful Rear Garden, VIEWING HIGHLY SUGGESTED.

Guide Price £550,000

# Great Gables, Great Ashby, Stevenage, SG1 6GL

- Truly Astonishing Fully Modernised & Peacefully Located EXTENDED Five Bedroom Family Home
- Close to Open Countryside
- Lounge Area
- Principle Bedroom and Dressing Room
- Family Bathroom and Ensuite
- Driveway for Four Cars
- 23ft Fitted Kitchen/Diner
- Downstairs Cloakroom & Laundry Room
- Three Double Bedrooms and One Single Bedroom
- Delightful Rear Garden

## Entrance Hallway

3'6 x 4'3 (1.07m x 1.30m )

Composite Door to Front Aspect, Smoke Alarm, Stairs to 1st Floor Landing.

## Lounge (Part of the Extension)

10'11 x 19'3 (3.33m x 5.87m )

Double Panel Radiator, Double Glazed Window to Front Aspect, Grey Laminate Flooring, Double Doors Opening to Inner Lobby, T.V Point, Spot Lighting.

## Inner Lobby

5'7 x 9'3 (1.70m x 2.82m )

Grey Laminate Flooring, Heating Towel Rail, Sky Light, Trible Wardrobes, Double Glazed Door to Garden.

## Fitted Kitchen/Diner

23'8 x 11'0 (7.21m x 3.35m)

Cupboards at Eye and Base Level, Draw Unit, Breakfast Bar Island, Wood Effect Work Surfaces, 5 Ring Gas Hob and Oven, Extractor Fan, Spot Lighting, 1 and Half Bowl Stainless Steel Sink with Mixer Tap and Rinse Hose, Tiled Splash Back, French Doors Opening to Garden, Double Glazed Window to Rear Aspect, Understairs Storage Cupboard.

## Downstairs W.C

3'0 x 4'10 (0.91m x 1.47m)

Low Level WC, Single Panel Radiator, Hand Basin with Tiled Splash Back, Tiled Flooring, Double Glazed Window to Side Aspect.

## Laundry Room

3'1 x 4'5 (0.94m x 1.35m )

Space for Washing Machine, Tiled Flooring, Cupboard at Eye Level.

## Downstairs Office

9'5 x 10'8 (2.87m x 3.25m )

Space for Dryer, Grey Laminate Flooring, Double Glazed Window to Side Apsect.

## 1st Floor Landing

5'11 x 11'6 (1.80m x 3.51m )

Door to all 1st Floor rooms.

## Family Bathroom

6'3 x 5'6 (1.91m x 1.68m )

Bath with Mixer Tap with Shower Attachment, Wash Basin with Hot and Cold Tap, Low Level W.C, Double Glazed Window to Rear Aspect, Extractor Fan, Vinyl Tiled Flooring,

## Bedroom Two

10'9 x 19'5 (3.28m x 5.92m )

Heated Towel Rail, Single Panel Radiator, Double Glazed Window to Front and Rear Aspect, Dimer Switch.

## Bedroom Three

7'10 x 11'0 (2.39m x 3.35m)

Double Glazed Window to Front Aspect, Panelled Wall, Single Panel Radiator.

## 2nd Floor Landing

Door to all rooms, Smoke Alarm.

## Bedroom One and Dressing Area

11'3 x 12'9 (3.43m x 3.89m)

Double Glazed Window to Front Aspect, Dressing Area with Fitted Wardrobes and Window to Rear Aspect.

## Bedroom Four with Ensuite

10'8 x 8'10 (3.25m x 2.69m )

Herringbone Effect Vinyl Flooring, Eve Storage, Velux Window, Single Panel Radiator, Spot Lighting.

## Fitted Ensuite

6'3 x 5'6 (1.91m x 1.68m )

Gold Heated Towel Rail, Tiled Flooring, Velux Window to Front Aspect, Low Level W.C, Vanity Unit with Sink and Tiled Splash Back, Extractor Fan.

## Delightful Rear Garden

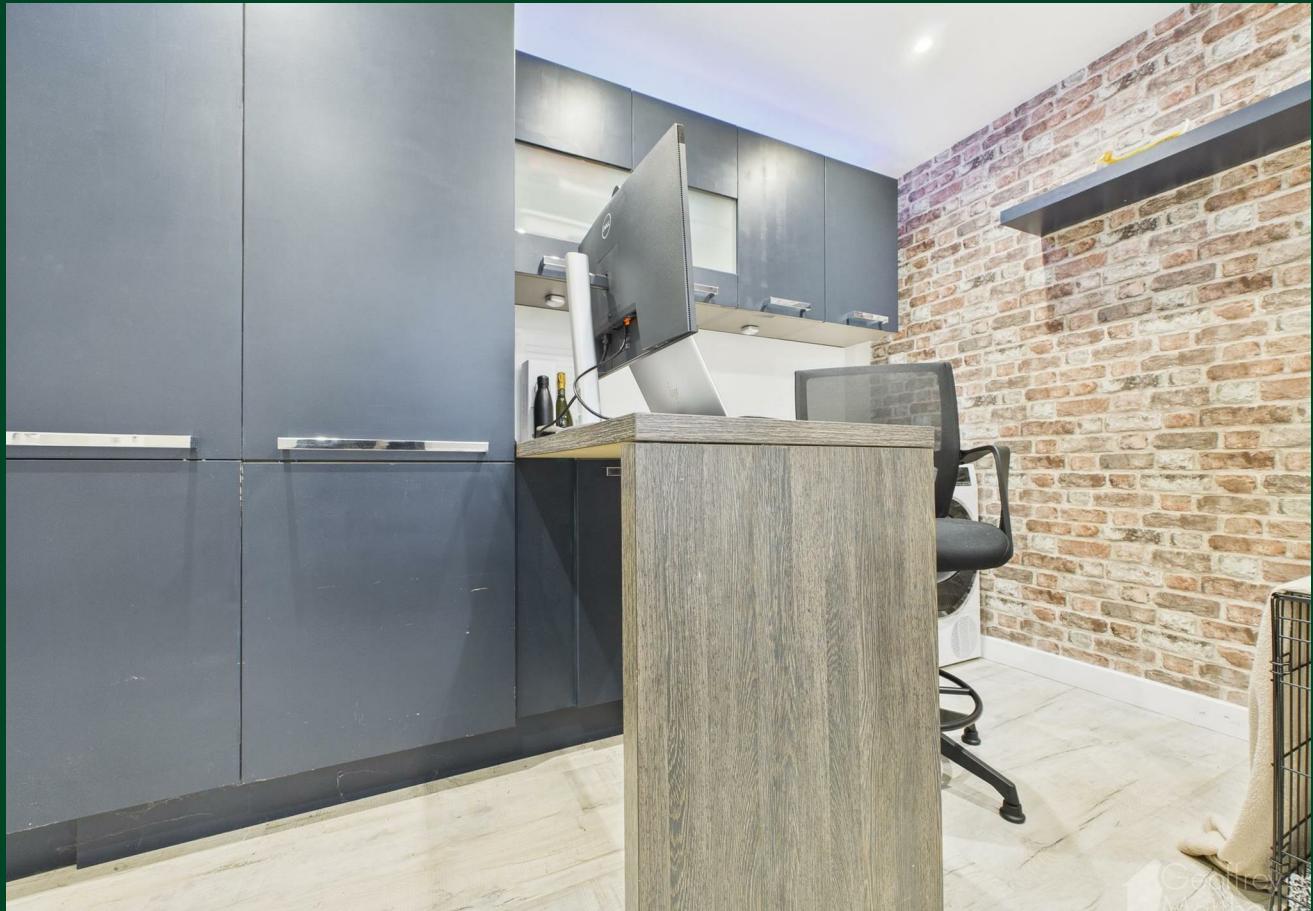
Large Patio Area, Artificial Grass, Timber Fencing, Side Gated Access, Outside Tap, Outside Lighting, Electric Awning.

## Front Driveway for 4 Cars

Situated to the front of the property plentiful parking for up to 4 cars.

## Local Information





# Floor Plan



## Council Tax Details

Band:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	B	
(81-91) B	C	
(69-80) C	D	
(55-68) D	E	
(39-54) E	F	
(21-38) F	G	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	B	
(81-91) B	C	
(69-80) C	D	
(55-68) D	E	
(39-54) E	F	
(21-38) F	G	
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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