



**Connells**

Thirlmere  
Great Ashby Stevenage



# Thirlmere Great Ashby Stevenage SG1 6AH

for sale  
**£450,000**



## Property Description

We are delighted to present a 3 bedroom link detached family home, ideally located in one of the popular turnings in Great Ashby & boasting spacious living accommodation with a neat enclosed rear garden, driveway & garage to side. The property benefits from gas radiator heating, double glazing, conservatory, cloakroom, en-suite to main double bedroom & a fitted kitchen.

Thirlmere in Great Ashby is ideally located within easy reach of local amenities, good schooling for all ages & convenient road links to the town centre & A1M serving the north & south. Stevenage provides a fast & efficient link to London via the mainline station, the historic old high street with array of shops, restaurants & bars & the pedestrian new town centre with indoor market.

IMMEDIATE RECOMMENDED      VIEWING      HIGHLY

## Canopy Storm Porch

### Front Door To

### Entrance Hallway

Stairs rising to the first floor, doors to cloakroom, kitchen & lounge/diner

### Cloakroom

Comprises low level WC, wash hand basin, radiator, Double glazed window to front

### Lounge/Diner

16' 7" x 13' 10" max ( 5.05m x 4.22m max )

Two radiators, fire place with fitted fire, built in store cupboard, Double glazed window to rear & sliding patio doors to conservatory

### Conservatory

12' 4" x 8' 5" ( 3.76m x 2.57m )

Brick based double glazed with light & power and double doors opening onto rear garden

### Kitchen

10' 10" x 7' 4" ( 3.30m x 2.24m )

Range of floor & wall mounted store units with drawers and work tops over, tiled flooring, built in oven & hob, plumbing & space for washing machine, partly tiled walls, sink & drainer unit with mixer tap, radiator, wall mounted gas boiler, Double glazed window to front

## First Floor Landing

### Bedroom One

11' 11" x 8' 8" plus door recess ( 3.63m x 2.64m plus door recess )

Radiator, built in cupboard, door to en-suite, Double glazed window to front

### En-Suite

Comprises low level WC, wash hand basin, walk in tiled shower enclosure, heated towel rail, Double glazed window to front

### Bedroom Two

10' 8" max x 8' 1" ( 3.25m max x 2.46m )

Radiator, fitted wardrobes, Double glazed window to rear

### Bedroom Three

8' 5" x 5' 5" ( 2.57m x 1.65m )

Radiator, built in cupboard, Double glazed window to rear

## Family Bathroom

Comprises low level WC, wash hand basin, panel bath, partly tiled walls, radiator, Double glazed window to side

## Outside

### Front Garden

Low retaining fence, partly laid to lawn

### Rear Garden

Neat enclosed rear garden, mainly laid to lawn, garden shed

### Garage & Driveway

Up & over door to front







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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8 Market Place  
 STEVENAGE SG1 1DB

EPC Rating: Council Tax  
 Awaited Band: D

**view this property online [connells.co.uk/Property/STV312273](http://connells.co.uk/Property/STV312273)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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