

Mendip Way, Great Ashby, Stevenage SG1 6GY.
Offers In The Region Of £450,000



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Council Tax Band: E

Situated in the popular area of 'Great Ashby' which local amenities include but are not limited too a 'Budgens' supermarket, Vets, Hairdressers. The property itself offers four double bedrooms, Ensuite to the master and a family bathroom along with a downstairs WC. There is a family lounge that leads into a good sized kitchen/dining room which in turn leads out into the rear garden. The garage which is situated at the end of the rear garden has power running to it along with parking for upto two vehicles. For those looking to travel into London for work or leisure the fast train form Stevenage mainline station takes approximately 23 minutes.

Entrance Hall

5'4 x 3'1 (1.63m x 0.94m)

Accessed via a wooden glazed front door, coving to the ceiling, wall mounted radiator, tiled flooring, door to the lounge and stairs leading up to the first floor.

Lounge

15'6 x 11'8 (4.72m x 3.56m)

Double glazed window to the front aspect, coving to the ceiling, understairs storage cupboard, two wall mounted radiators, multi paned glazed double doors leading into the kitchen.

Kitchen/Dining Room

15'3 x 11'5 (4.65m x 3.48m)

Fitted with a range of base and wall mounted units and contrasting worktops, built in gas hob with an extractor hood over, electric oven, integrated fridge/freezer and dishwasher, one and a half bowl stainless steel sink drainer, wall mounted boiler, tiled flooring and tiled splashbacks, coving to the ceiling, double glazed window to the rear aspect and double glazed french doors with side panels leading in to the rear garden. Double radiator, inset spotlights.

Downstairs WC

5'4 x 3'1 (1.63m x 0.94m)

Double glazed opaque window to the front aspect, low level WC, vanity wash hand basin, tiled flooring and tiled splashbacks.

First Floor Landing

17'6 x 6'1 (5.33m x 1.85m)

Double glazed window to the front aspect, doors to all of

the bedrooms, wall mounted radiator, built in linen cupboard and separate built in airing cupboard, coving to the ceiling, inset spotlights.

Master Bedroom

13'4 x 9'4 (4.06m x 2.84m)

Dual double glazed window to the rear aspect, wall mounted radiator, range of built in wardrobes to one wall, door to the ensuite.

Ensuite

6'8 x 6'3 (2.03m x 1.91m)

Double glazed opaque window to the side aspect, cistern enclosed low level WC, vanity wash hand basin, built in shower cubicle which is fully tiled and comprising of an 'Aqualisa' shower. inset spotlights, wall mounted heated towel rail.

Bedroom Four

10'5 x 8'9 (3.18m x 2.67m)

Double glazed window to the front aspect, built in cupboard, wall mounted radiator, coving to the ceiling.

Second Floor Landing

6'6 x 6'5 (1.98m x 1.96m)

Doors to all of the rooms, coving to the ceiling, inset spotlights, built in storage cupboard.

Bedroom Two

15'1 x 10'9 (4.60m x 3.28m)

Dual double glazed windows to the front aspect, wall mounted radiator, a range of fitted wardrobes along with overhead storage and separate set of storage draws. Built in storage cupboard, coving to the ceiling.

Bedroom Three

15'5 x 9'4 (4.70m x 2.84m)

Dual double glazed windows to the rear aspect, wall mounted radiator, fitted wardrobes and storage.

Family Bathroom

8'3 x 6'5 (2.51m x 1.96m)

Double glazed window to the side aspect, cistern enclosed low level WC, vanity wash hand basin, panel enclosed bath with mixer taps and a shower head attachment. heated chrome towel rail, tiled flooring and splashbacks, inset spotlights.

Frontage

Path leading to the front door, small shingled area.

Rear Garden

A low maintenance rear garden which has a paved patio area leading onto a path which leads around the artificial laid lawn area and upto the rear gate. There are raised shingle borders to the rear of the garden and all enclosed with timber fencing.

Garage

Situated at the rear of the garden and also comes with power.





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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	