



Rye Close  
Stevenage | SG1 3YN

AGENT HYBRID

**Guide Price £375,000 -  
£390,000**



GUIDE PRICE £375,000 - £390,000 \* We are delighted to present to the market this chain-free and much-improved three-bedroom end-of-terrace family home, ideally situated within a private corner position in a quiet cul-de-sac, in the ever-popular Great Ashby area. The accommodation begins with a welcoming entrance hallway, providing access to a downstairs WC and a generously sized lounge, offering a comfortable and versatile living space. Double doors from the lounge open into a beautifully re-fitted contemporary kitchen/diner, stylishly finished with sleek white gloss units and complemented by elegant granite work surfaces. French doors open directly onto the rear garden, allowing natural light to flood the space and creating an ideal setting for both family living and entertaining. Stairs rise from the lounge to the first-floor landing, where you will find three well-proportioned bedrooms and the family bathroom. The principal bedroom further benefits from fitted wardrobes and a modernised en-suite shower room. Externally, the property enjoys a good-sized rear garden, predominantly laid to lawn, while the southerly-facing front aspect has been landscaped with artificial lawn, creating an additional low-maintenance outdoor seating and relaxation space. Further benefits include a detached single garage and a driveway providing off-road parking for at least three vehicles. This superb home offers spacious accommodation, modern finishes, and an excellent location, making it an ideal family purchase. Viewing is highly recommended.

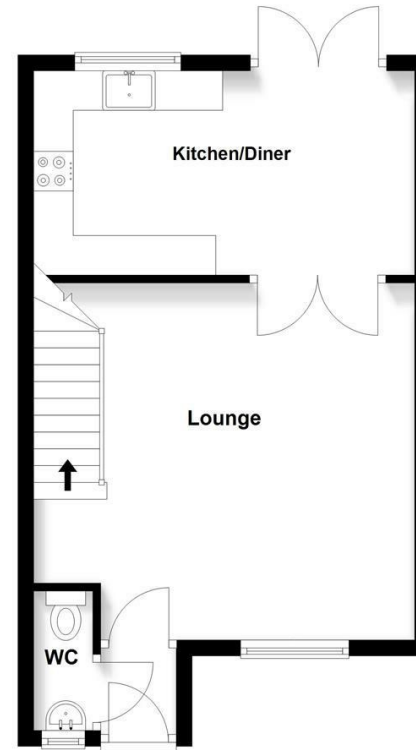
### DIMENSIONS

- Entrance Hall
- Downstairs WC
- Lounge 15'10 x 14'10
- Kitchen/Diner 15'10 x 8'6
- Bedroom 1: 11'7 x 8'4
- En-Suite
- Bedroom 2: 8'4 x 7'9
- Bedroom 3: 7'9 x 6'4
- Family Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		

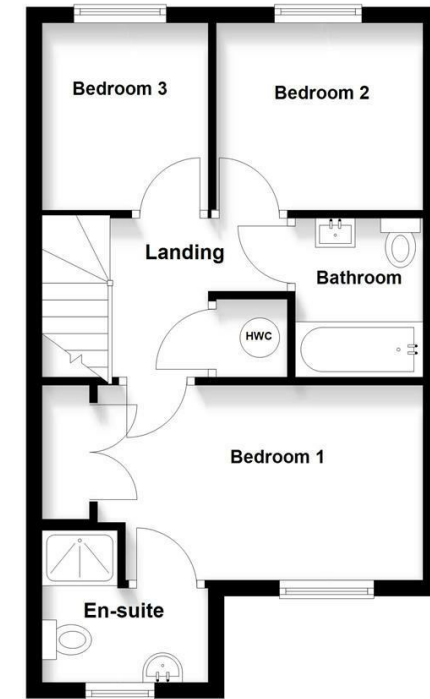
### Ground Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



### First Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



**Total area: approx. 73.5 sq. metres (790.8 sq. feet)**

**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

### Agent Hybrid

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