



## Ryders Hill, Great Ashby, Stevenage, SG1 6BJ

WONDERFULLY PRESENTED and Highly Desirable SPACIOUS TWO BEDROOM Croudace Built "SWEETLEAF" Semi Detached Home with GARAGE and DRIVEWAY Positioned on the Edge of Great Ashby. Features include MODERN FITTED KITCHEN/DINER, Utility Room, Lounge Area, Downstairs Cloakroom, TWO DOUBLE BEDROOMS, Family Bathroom and Ensuite to the Master Bedroom, Large Established Rear Garden, UPWARD CHAIN COMPLETE, Viewing Highly Recommended.

£385,000

# Ryders Hill, Great Ashby, Stevenage, SG1 6BJ

- Wonderfully Presented and Highly Desirable Two Bedroom Semi Detached Home
- Garage and Driveway
- Modern Fitted Kitchen/Diner
- Lounge Area
- Two Double Bedrooms
- Croudate Built Sweetleaf
- Positioned On The Edge Of Great Ashby
- Utility Room
- Downstairs Cloakroom
- Family Bathroom and Ensuite to Master Bedroom

## Entrance Hallway

3'4 x 8'7 (1.02m x 2.62m )

Double Glazed Door to Front Aspect, Stairs to 1st Floor Landing, Door to Downstairs W.C and Lounge Area.

## Downstairs W.C

2'10 x 4'10 (0.86m x 1.47m )

Low Level W.C, Hand Basin with Tiled Splash Back, Heated Towel Rail, Laminate Flooring, Tiled Splash Back, Double Glazed Window to Front Aspect.

## Kitchen/Diner

14'5 x 10'1 (4.39m x 3.07m )

Quartz Work Surfaces and Upstands, Sink and Drainer, Extractor Fan, Built in Zanussi Dishwasher and Washing Machine, Built in Stoves Electric Oven, Induction Zanussi Hob, Wall Mounted Suprema Potterton Boiler, Double Panel Radiator, Under Stairs Cupboard, Consumer Unit, Double Glazed Window to Rear Aspect.

## Utility Room

8'3 x 5'7 (2.51m x 1.70m )

Spot Lighting, Tiled Flooring, Space for Fridge/Freezer, Oak Work Surfaces, Double Glazed Door to Rear Aspect, Tiled Splash Back.

## Lounge Area

11'3 x 15'5 (3.43m x 4.70m )

Coved Ceiling, T.V Point, Feature Fireplace, Double Panel Radiator, Double Glazed Window to Front Aspect.

## Landing

8'4 x 3'1 (2.54m x 0.94m )

Doors to all rooms, Loft Access, LED Spot Lighting, Airing Cupboard, Smoke Alarm.

## Bedroom One and Ensuite

9'3 x 10'1 (2.82m x 3.07m )

2 x Fitted Wardrobes, Single Panel Radiator, T.V Point,

Coved Ceiling.

Ensuite - Low Level W.C, Wash Basin with Hot and Cold Tap and Tiled Splash Back, Shower Cubicle, Mains Shower, Extractor Fan, Single Panel Radiator.

## Bedroom Two

14'4 x 8'5 (4.37m x 2.57m )

Single Panel Radiator, Double Glazed Window to Rear Aspect, Coved Ceiling, Fitted Wardrobes.

## Bathroom

5'5 x 6'8 (1.65m x 2.03m )

Low Level W.C, Wash Basin with H and Cold Taps, Bath and Mixer Tap, Single Panel Radiator, Extractor Fan, Shaver Point, Tiled Splash Back.

## Rear Garden

Laid to Lawn, Large Patio Area, Outside Tap, Timber Fencing with Concrete Posts, Raised Borders.

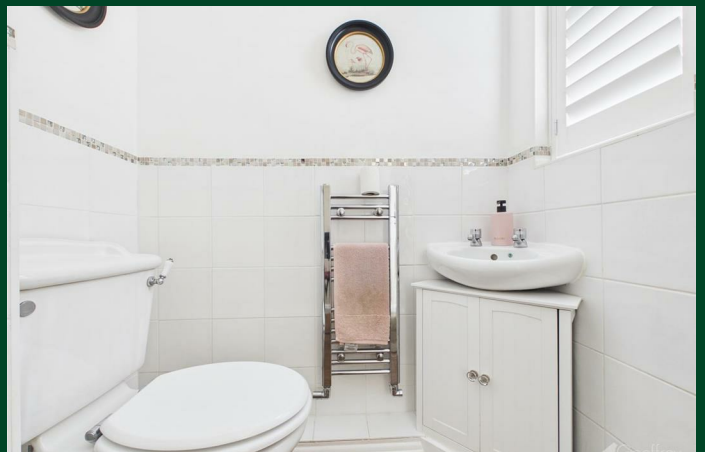
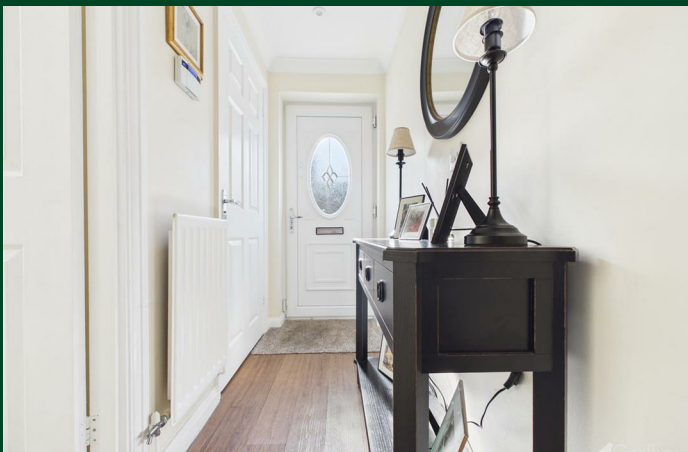
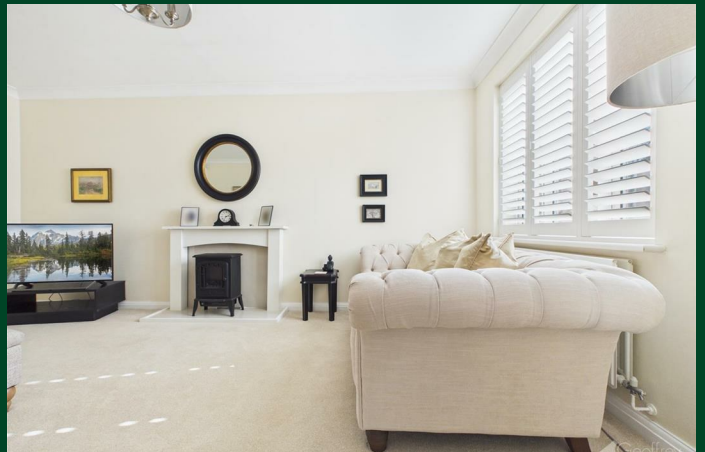
## Garage and Driveway

8'6 x 10'7 (2.59m x 3.23m )

Power and Lighting, Metal Up and Over Door.

## Local Information

Ryders Hill is located on the edge of Great Ashby within easy access to open countryside and farmland.







# Floor Plan



Floor 0

**Approximate total area<sup>m</sup>**  
862 ft<sup>2</sup>  
80.3 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



## Council Tax Details

Band: C

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

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