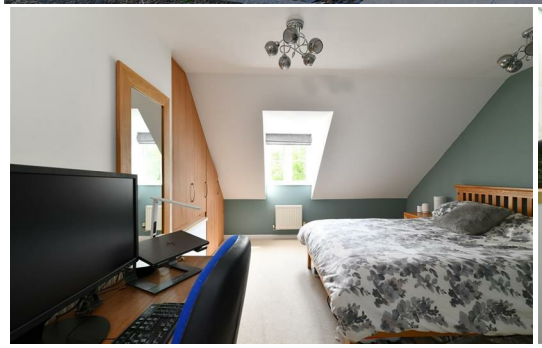
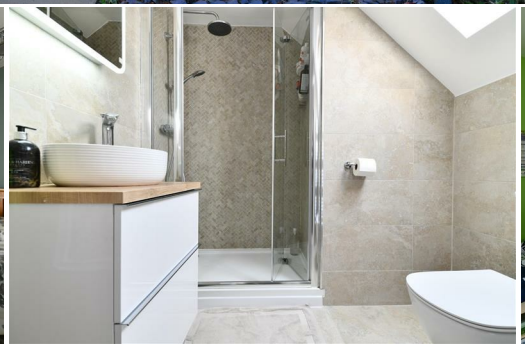
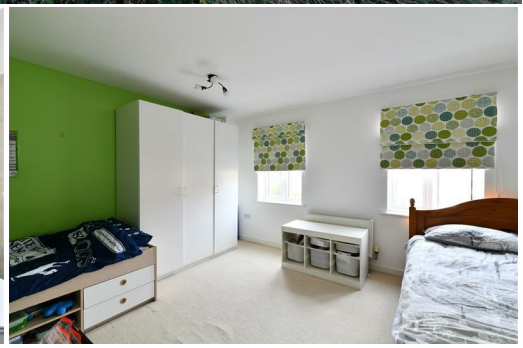






Mendip Way
Stevenage | SG1 6GX

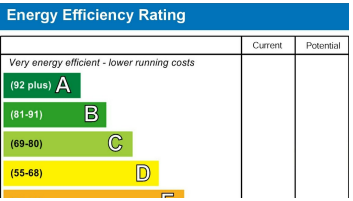
AGENT HYBRID

Guide Price £400,000 - £425,000

£400,000 - £425,000 * We are delighted to present to the market this well-presented three-bedroom family home, ideally situated in the heart of the highly sought-after Great Ashby area. The property is conveniently located within walking distance of The Neighbourhood Centre, offering a range of everyday amenities, and falls within the catchment area for the highly regarded Round Diamond Junior School. Arranged over three spacious floors, the accommodation begins with a welcoming entrance hallway, providing access to a re-fitted downstairs WC and a stylish re-fitted kitchen, finished with contemporary grey gloss units, contrasting black marble-effect worktops, and a useful breakfast bar area. To the rear of the property, you will find a generous lounge, which flows seamlessly into an impressive orangery-style extension, currently utilised as a dining area. A standout feature of this space is the striking apex roof window, allowing natural light to flood the room, while French doors open directly onto the rear garden, creating an ideal environment for both entertaining and family living. The first floor offers two spacious double bedrooms and a modern family bathroom, while the second floor is dedicated entirely to the impressive principal bedroom suite, complete with fitted wardrobes and a re-fitted en-suite shower room. Externally, the property benefits from a manageable rear garden, featuring patio seating, a lawned area, and convenient gated access leading to a courtyard-style off-street parking space and a garage located beneath a coach house. This excellent family home combines spacious accommodation, stylish interiors, and a prime Great Ashby location. Viewing is highly recommended to fully appreciate all that this property has to offer.

DIMENSIONS

Entrance Hallway
Downstairs WC 6'3 x 2'8
Kitchen 11'3 x 8'0
Lounge/Diner 16'4 x 14'8
Orangery (extension) 13'1 x 9'3
Bedroom 2: 14'8 x 12'8
Bedroom 3: 14'1 x 7'8
Family Bathroom 6'8 x 6'4
Bedroom 1: 17'0 x 11'5
En-Suite 6'7 x 6'3



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 purposed 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.

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