



Fairfield Way, Great Ashby, Stevenage,

£390,000

 Geoffrey
Matthew

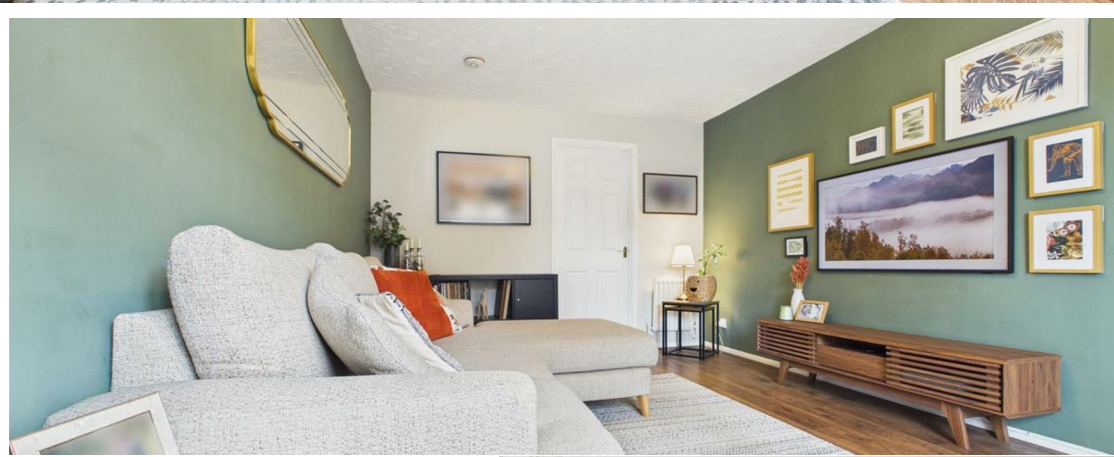
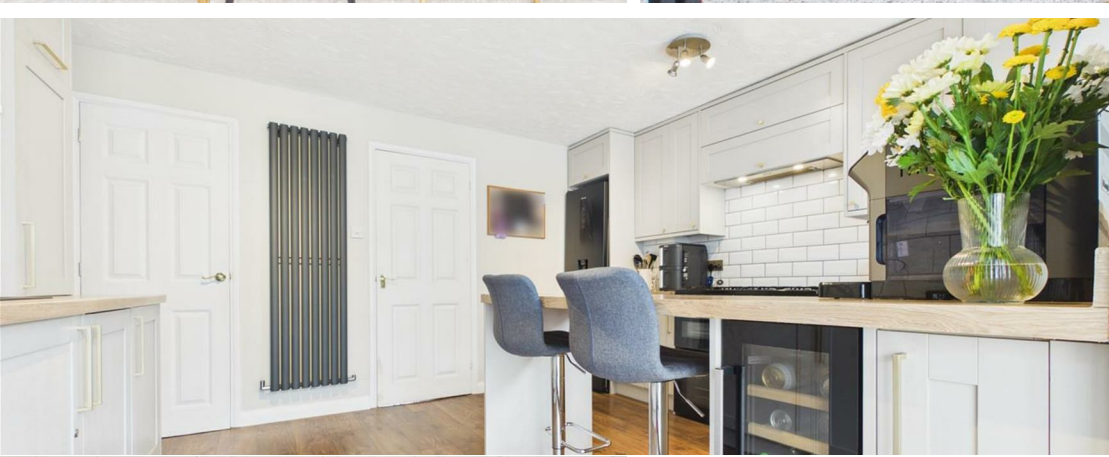
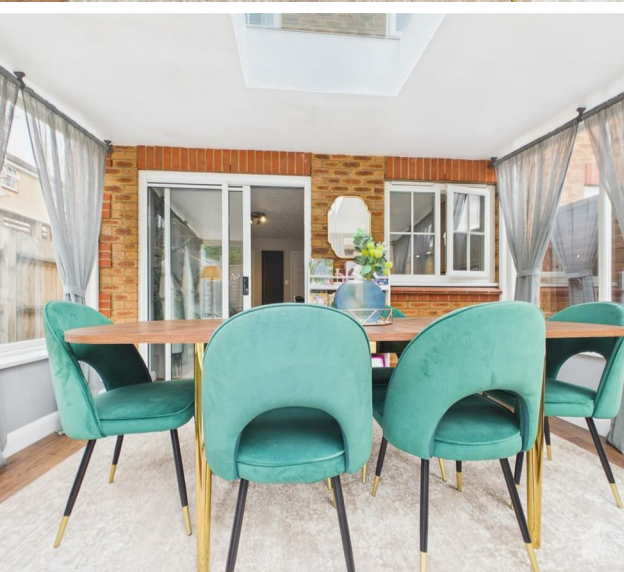
DELIGHTFULLY PRESENTED THREE Bedroom Home END OF TERRACED with GARAGE (Part Converted) and DRIVEWAY Located at the End Of a Peaceful Cul De Sac in the Heart of Great Ashby. Features include MODERN KITCHEN with Breakfast Bar Utility Area, Lounge Area, Solidly Constructed Conservatory/Dining Room with Skylight, Family Bathroom and Ensuite to Principle Bedroom, LANDSCAPED REAR GARDEN, Viewing Strongly Recommended.

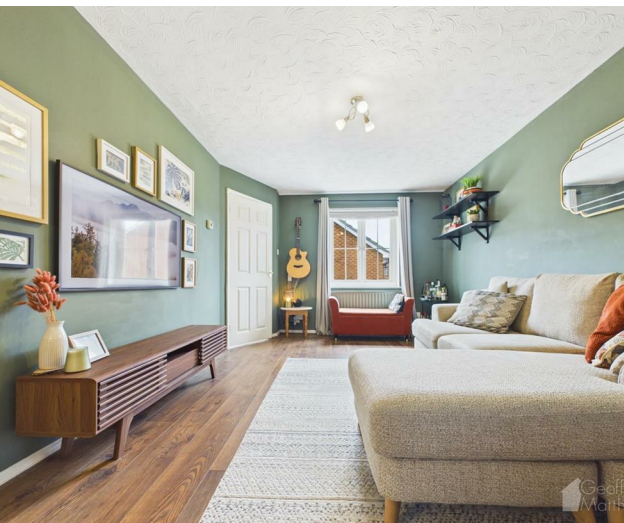




- Delightfully Presented Three Bedroom End Of Terraced Home
- Garage and Driveway
- Located at End of a Peaceful Cul De Sac in the Heart Of Great Ashby
- Modern 13ft Kitchen with Breakfast Bar and Utility Area
- Lounge Area
- Solidly Constructed Conservatory/Dining Room with Skylight
- Family Bathroom and Ensuite to Principle Bedroom
- Landscaped Rear Garden
- Fitted Wardrobes with all Bedrooms
- Viewing Strongly Recommended







Entrance Hallway

2'11 x 5'3 (0.89m x 1.60m)

Laminate Flooring, Stairs to 1st Floor Landing, Door to Front Aspect, Double Panel Radiator.

Lounge Area

10'7 x 15'10 (3.23m x 4.83m)

Double Glazed Window to Front Aspect, Laminate Flooring, T.V Point, Single Panel Radiator x 2, Smoke Alarm, Heating Control.

Howdens Fitted Kitchen with Breakfast Bar

13'5 x 11'8 (4.09m x 3.56m)

Roll Top Work Surfaces with Upstands, Breakfast Bar, Double Glazed Window to Rear Aspect, Sliding Door Opening to Conservatory, New Consumer Unit, Extractor Fan, Wine Cooler, Integrated Spice Rack, Range Cooker, Extractor Fan, Worcester Bosch Boiler, Tiled Splash Back, Space for Washing Machine and Dishwasher, Modern Radiator.

Conservatory/Dining

12'0 x 8'9 (3.66m x 2.67m)

Skylight, Double Doors Opening to Garden, Laminate Flooring.

Landing

3'3 x 6'6 (0.99m x 1.98m)

Doors to all rooms, Loft Access, Smoke Alarm.

Bedroom One

8'4 x 11'11 (2.54m x 3.63m)

Fitted Wardrobes, 2 x Double Glazed Window to Front Aspect, Door to Ensuite, Single Panel Radiator, T.V Point.

Ensuite

4'10 x 5'2 (1.47m x 1.57m)

Low Level W.C, Double Glazed Window to Front Aspect, Single Panel Radiator, Shower Cubicle with Mains Shower, Extractor Fan.

Bedroom Two

7'10 x 8'3 (2.39m x 2.51m)

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

Bedroom Three

5'5 x 10'3 (1.65m x 3.12m)

Double Glazed Window to Rear Aspect, Fitted Wardrobe.

Family Bathroom

7'0 x 5'7 (2.13m x 1.70m)

Low Level W.C, Wash Basin with Hot and Cold Taps, P- Shaped Bath with Main Shower Over, Vinyl Flooring, Extractor Fan, Tiled Splash Back.

Rear Garden

Artificial Grass, Timber Fencing, Decking Area, Side Gated Access, Outside Lighting.

Front Garden

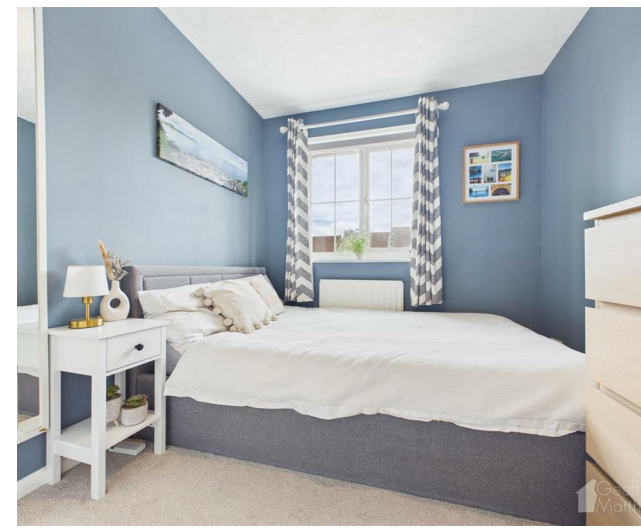
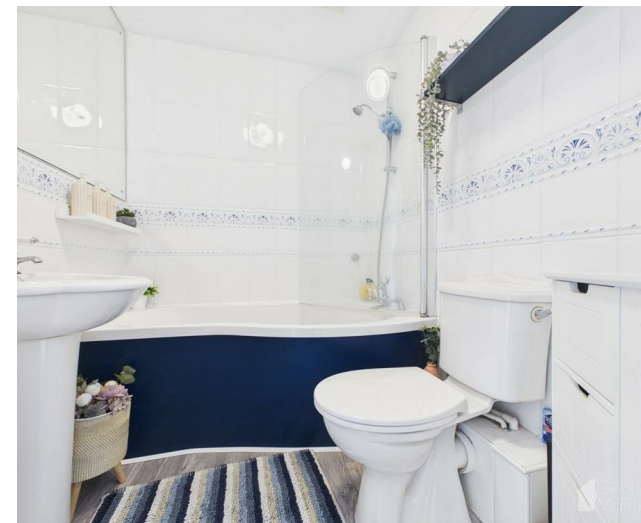
Laid to Lawn, Paved Area, Shingled Area, Railway Sleeper Borders, Side Gated Access to Rear Garden, Door to Garage..

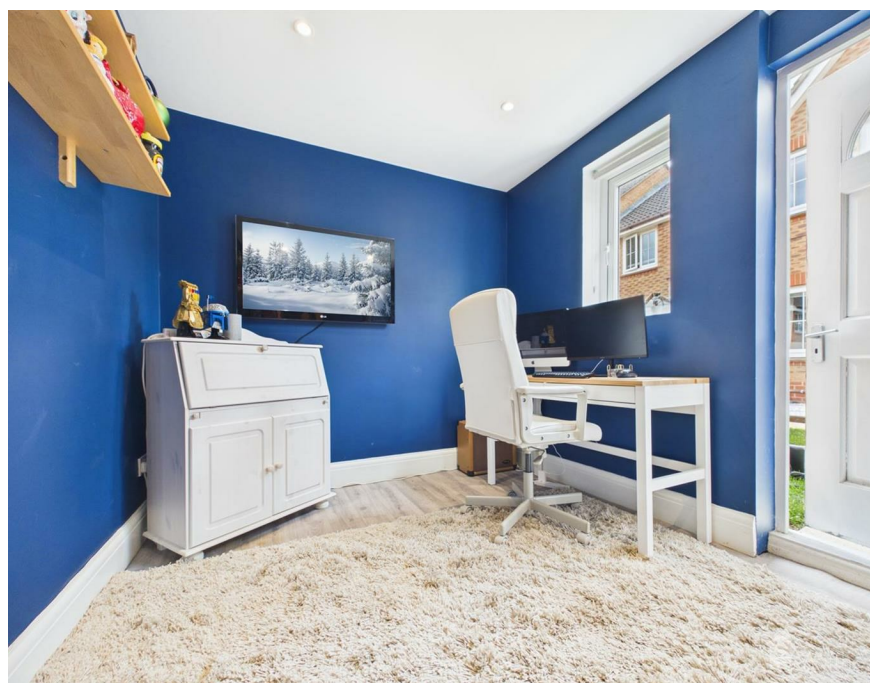
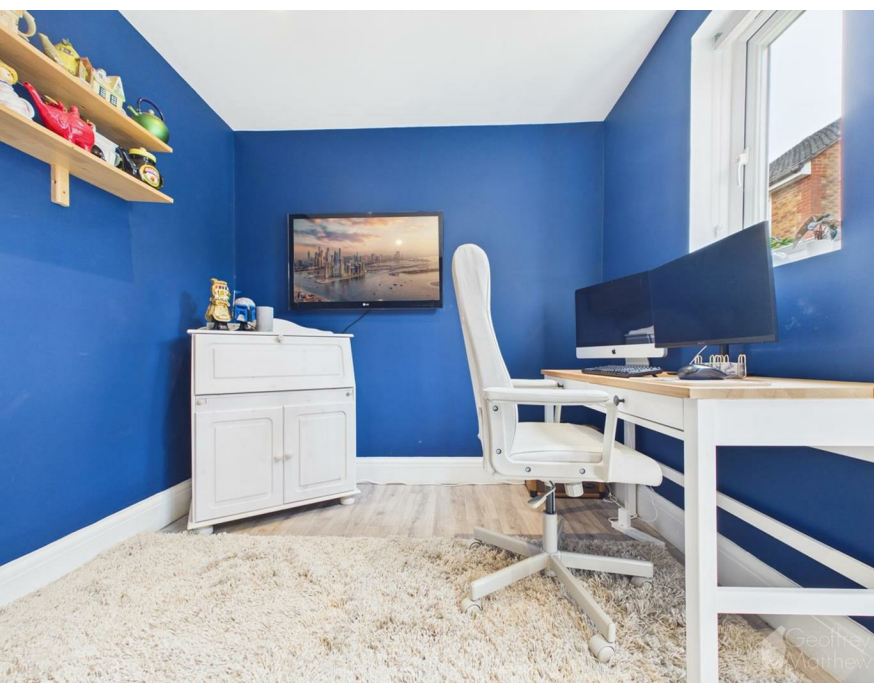
Garage and Driveway

Part Converted (without Building Regs as Garage door remains) which is used as an office area, Driveway for Two Cars.

Local Information

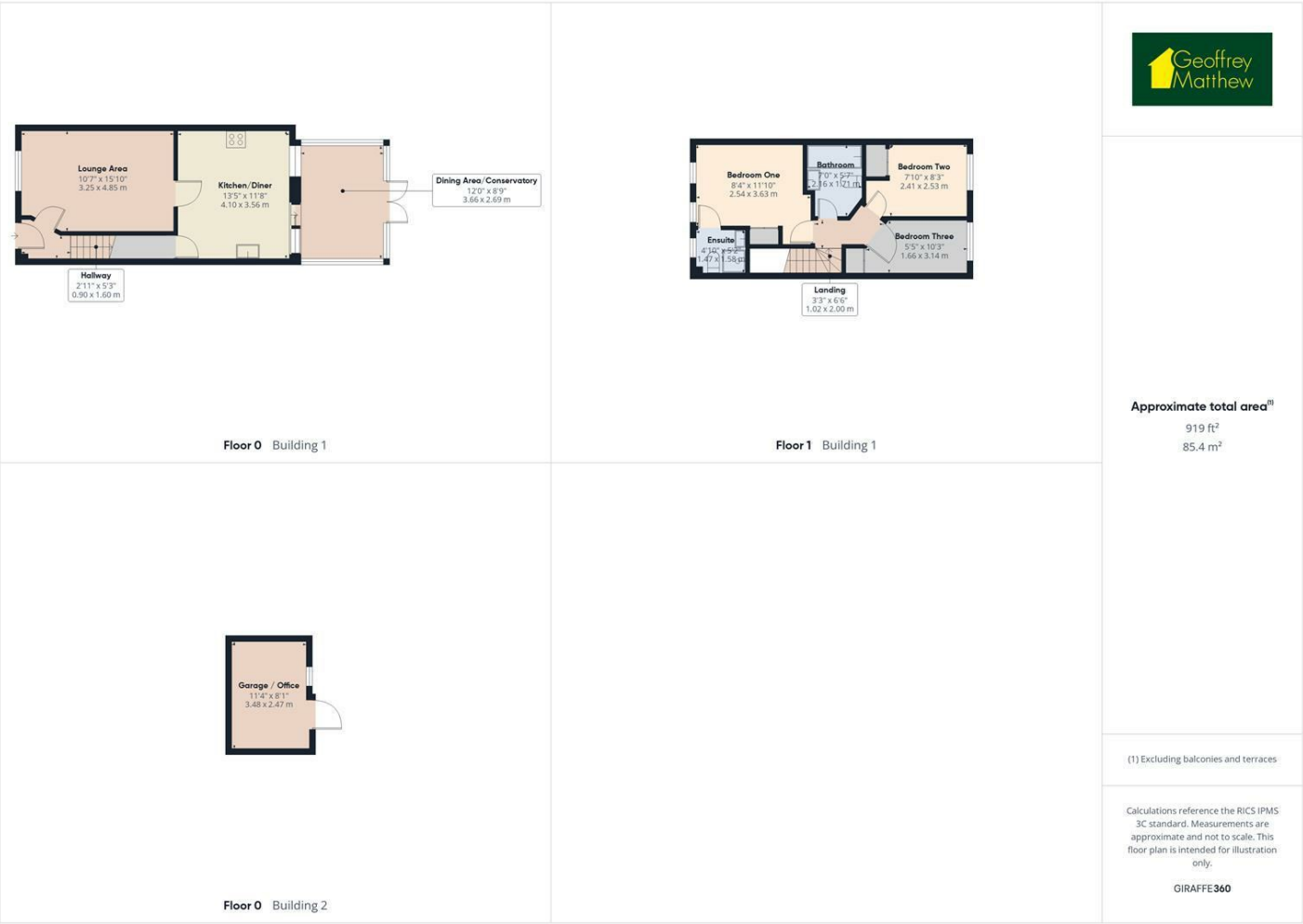
This Property located in Great Ashby which is close to Country Walks via the bridle path and Bus Links which connects to the New Town and Train Station.





Council Tax Details

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(91-95) A		86	(91-95) A		
(81-90) B			(81-90) B		
(69-80) C	69		(69-80) C		
(55-68) D			(55-68) D		
(46-54) E			(46-54) E		
(39-45) F			(39-45) F		
(31-38) G			(31-38) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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