



Wansbeck Close, Great Ashby, Stevenage,

Price £350,000

 Geoffrey
Matthew

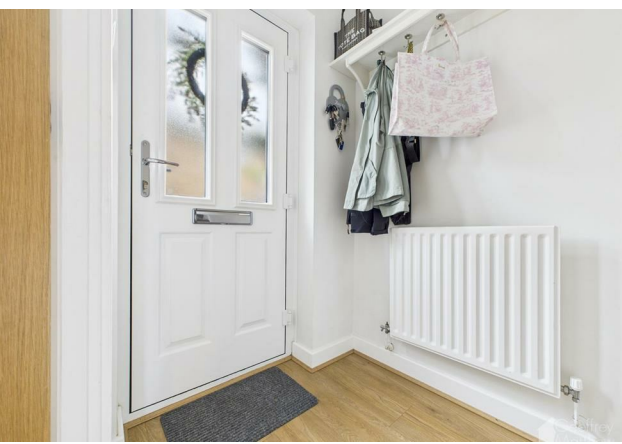


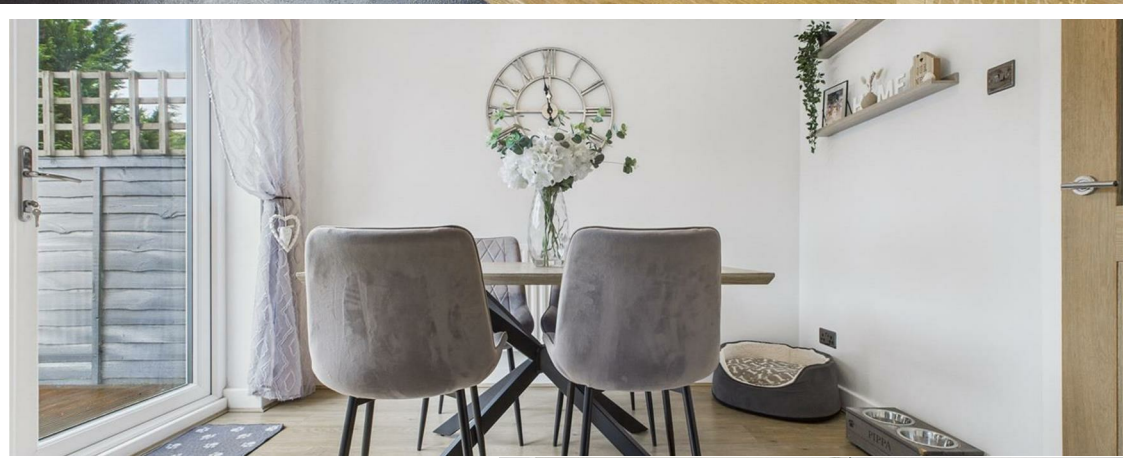
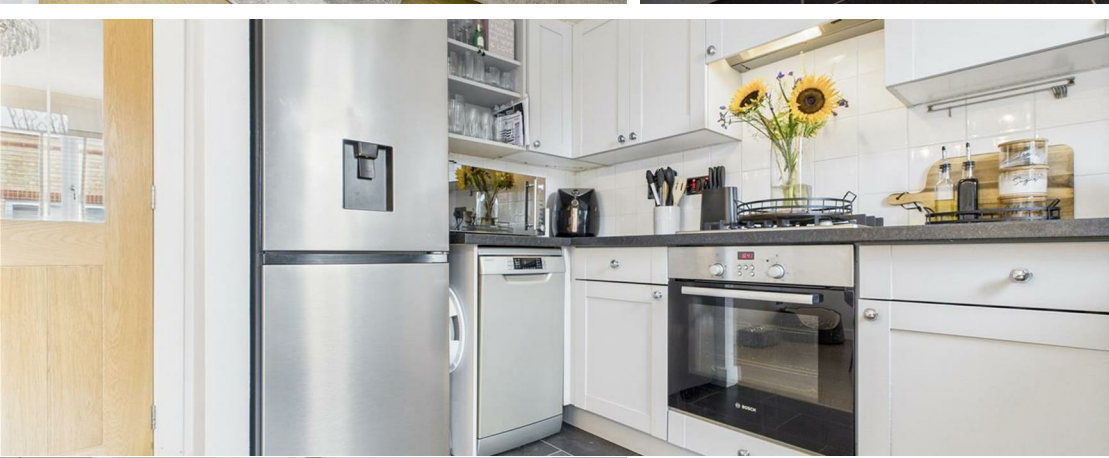
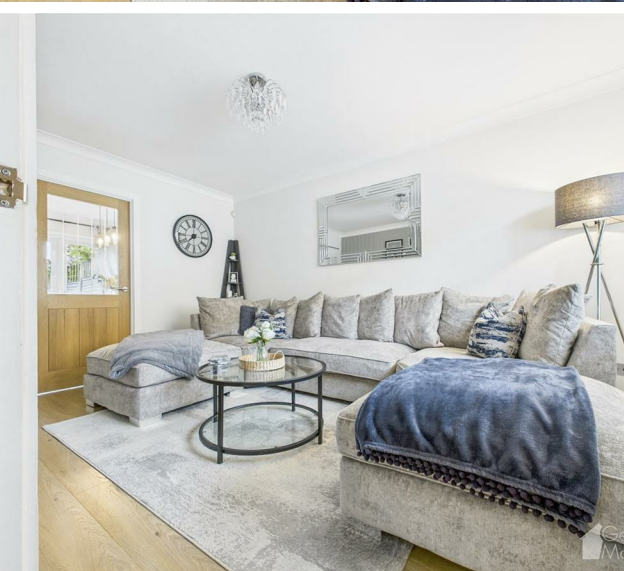
Geoffrey Matthew Are Delighted To Be Able To Offer For Sale This Beautifully Presented Two Bedroom Semi Detached House, Situated In A Quiet Cul-De-Sac In The Heart Of The Continually Popular Great Ashby Development Which Offers A Good Selection Of Local Shops Primary School And An Array Of Parks And Woodland Walks. Internally As Mentioned The Property Has Beautifully Maintained By The Current Owners And Offers Good Living Space Throughout, Whilst Externally There Is A Generous Size Private Rear Garden And A Drive For The Depth Of Two Cars. THIS IS A MUST SEE PROPERTY !!!





- SEMI DETACHED HOUSE
- TWO BEDROOMS
- BEAUTIFUL CONDITION THROUGHOUT
- GREAT ASHBY AREA
- LOUNGE
- FITTED KITCHEN & DINING AREA
- GOOD SIZE BEDROOMS
- REFITTED BATHROOM
- GENEROUS GARDEN
- TWO CAR PARKING







ENTRANCE HALLWAY

With access via a half glazed composite door, Oak Effect Laminate flooring, fuse box, fitted smoke alarm, single panel radiator and coving to the ceiling.

LOUNGE

14'3"x10'9" (4.34m"x3.28m")

A good size lounge with a continuation of the Oak effect laminate flooring, a built in storage cupboard, UPVC double glazed window to the front aspect, a double panelled radiator and a half glazed door to the dining area.

DINING AREA

9'7"x 7'9" (2.92m"x 2.36m")

with UPVC French Doors to the garden space, a single panel radiator, coving to ceiling and Oak effect laminate flooring, opening on to the kitchen.

KITCHEN

9'8"x 5'11" (2.95m"x 1.80m")

Fitted with a good selection of Soft warm grey shaker style wall and base units, an inset one and half bowl stainless steel sink and drainer with chrome mixer tap over, spaces for a fridge freezer, slim line dish washer and washing machine, integral electric oven, four ring gas hob with extractor hood over, Karndean flooring, tile splash backs, UPVC double glazed window to the rear aspect and cupboard housing gas boiler.

STAIRS TO THE FIRST FLOOR

With a white gloss balustrade and handrail, access to the loft space, smoke alarm and a feature arched UPVC double glazed window to the side aspect and dot lighting to the stairs risers.

BEDROOM ONE

11'3"x 11'9" (3.43m"x 3.58m")

A good size double bedroom with a UPVC double glazed window to the front aspect, dark wood effect laminate flooring, single panel radiator, double width fitted wardrobes with sliding doors, modern soft grey panelling to feature wall and a built in cupboard housing recently replaced hot water cylinder.

BEDROOM TWO

10'5"x 7'2" (3.18m"x 2.18m")

A good size second bedroom, with a UPVC double glazed window to the rear aspect, modern Sage green panelling to the lower walls, again double width fitted wardrobes with sliding mirrored doors which were upgraded just two months ago, TV point and single panel radiator.

BATHROOM

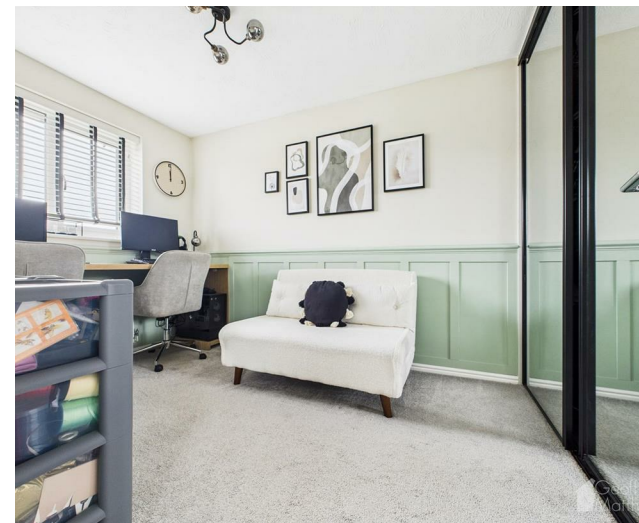
This area of the house has been recently refitted by the current owners and comprises of an L-shaped panel surround bath with fitted glass shower screen, wall mounted shower with chrome fittings and rainfall shower head, a hand wash basin set in a white high gloss vanity unit with chrome cascade mixer tap, a close coupled WC with chrome push button flush, partly tiled grey slate Anthracite wall tiles, a chrome heated towel rail, inset lighting, extractor fan, natural stone effect ceramic tiled flooring and a feature opaque UPVC double glazed window

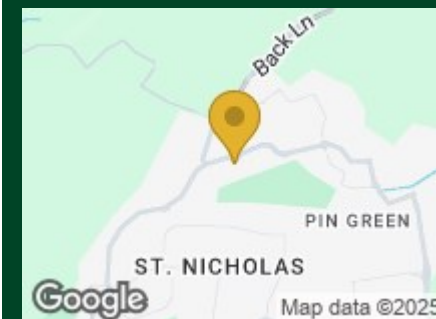
REAR GARDEN

A generous size rear garden which is mainly laid to lawn with a mixture of planted borders including a palm tree and blossom tree apple tree and an attractive red robin, recently re-laid raised wood decked patio, gated side access, external tap, external power points and uplighters to the borders, and timber framed shed.

DRIVE WAY

Situated along side of the house with the depth of two cars.

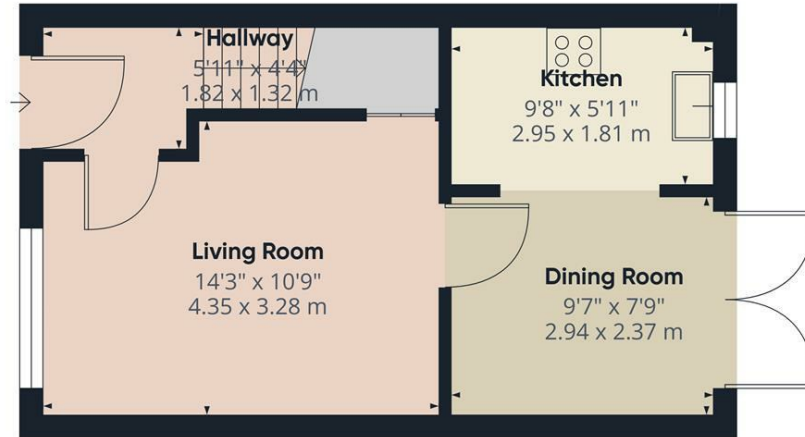




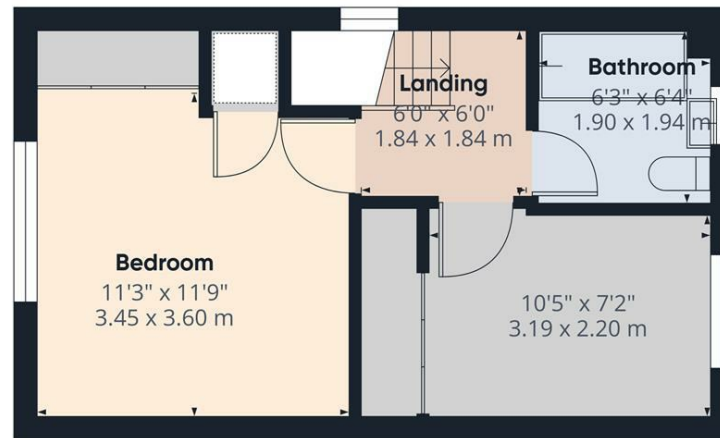
Council Tax Details

£2,281 D

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential		
<div>Very energy efficient - lower running costs</div> <div>92-100 A</div> <div>81-91 B</div> <div>69-80 C</div> <div>55-68 D</div> <div>48-54 E</div> <div>39-47 F</div> <div>31-38 G</div> <div>Not energy efficient - higher running costs</div>			88	71	<div>Very environmentally friendly - lower CO₂ emissions</div> <div>91-101 A</div> <div>81-90 B</div> <div>69-80 C</div> <div>55-68 D</div> <div>48-54 E</div> <div>39-47 F</div> <div>31-38 G</div> <div>Not environmentally friendly - higher CO₂ emissions</div>		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC		



Floor 0



Floor 1

Approximate total area⁽¹⁾
634 ft²
58.9 m²

(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.

GIRAFFE360



 Geoffrey
Matthew