



Thirlmere
Stevenage | SG1 6AH

AGENT HYBRID

Guide Price £600,000 -
£625,000



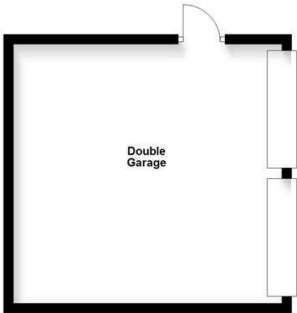
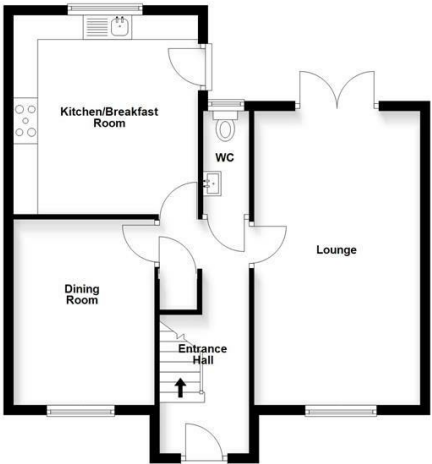
GUIDE PRICE £600,000 - £625,000 * We welcome to the market this well-presented and upgraded four-bedroom detached family home, located on one of the most sought-after roads in Great Ashby. Ideally positioned within walking distance of a large district park, perfect for dog walks, family picnics, and providing a safe environment for children to play - the property offers spacious and versatile accommodation throughout. The ground floor comprises a generous entrance hallway with doors leading to a re-fitted downstairs WC, a separate dining room, a stylish re-fitted kitchen/breakfast room, and a large lounge with French doors opening out to the rear garden. Stairs rise to the first-floor landing, where you will find a fully tiled, re-fitted family bathroom and four well-proportioned bedrooms, two of which benefit from modern re-fitted en-suites. Externally, the home boasts a private, south-facing rear garden backing onto a peaceful bridle path, complete with mature flower and shrub borders, a pond in the far corner, and a raised decked seating area with pergola—perfect for relaxing or entertaining. To the front, there is a detached double garage with two remote-controlled shutter doors and a driveway providing off-road parking for at least four vehicles. Additional features include replacement triple-glazed windows, a new front door, a water softener in the kitchen, a recently replaced boiler, and a partially boarded loft with pull-down ladder and lighting. Viewing comes highly recommended to fully appreciate this exceptional home.

DIMENSIONS

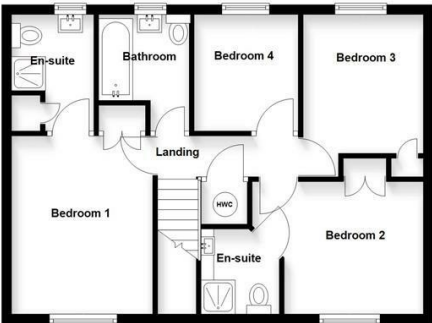
- Entrance Hallway
- Downstairs WC
- Lounge 19'6 x 11'5
- Kitchen/Breakfast Room 13'5 x 12'7
- Dining Room 12'6 x 9'6
- Bedroom 1: 11'6 x 9'8
- En-Suite
- Bedroom 2: 11'8 x 8'5
- En-Suite
- Bedroom 3: 10'8 x 8'3
- Bedroom 4: 7'7 x 7'2
- Family Bathroom
- Double Garage 18'1 x 17'6

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		

Ground Floor
Approx. 89.3 sq. metres (961.2 sq. feet)



First Floor
Approx. 52.1 sq. metres (561.2 sq. feet)



Total area: approx. 141.4 sq. metres (1522.4 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 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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