



## Cheviot Way, Great Ashby, Stevenage, SG1 6GP

GUIDE PRICE £490,000 - £500,000 ASTONISHING FULLY MODERNISED & IDEALLY LOCATED FIVE Bedroom FAMILY HOME which has been tastefully Improved with DRIVEWAY Close OPEN COUNTRYSIDE located on the Edge of Great Ashby. Features include 22ft FITTED KITCHEN/DINER with Island, Entrance Hallway, Downstairs Cloakroom, Downstairs Bedroom/Office (Former Garage), Lounge Area, Principle Bedroom with ENSUITE, FOUR DOUBLE Bedrooms and One Single Bedroom, Family Bathroom, Delightful Low Maintenance Rear Garden, VIEWING HIGHLY SUGGESTED.

Guide Price £490,000

# Cheviot Way, Great Ashby, Stevenage, SG1 6GP

- Astonishing Fully Modernised Five Bedroom Family Home
- Close to Countryside Located on the Edge Of Great Ashby
- Downstairs Bedroom/Reception Room and Storage Room (Former Garage)
- Principle Bedroom, Ensuite and Fitted Family Bathroom
- Delightful Low Maintenance Rear Garden
- Driveway and Garage (Partly Converted)
- 22ft Fitted Kitchen/Diner with Island
- Lounge Area
- Four Double Bedrooms and One Single Bedroom/Office
- VIEWING HIGHLY RECOMMENDED

## Entrance Hallway

4'8 x 3'11 (1.42m x 1.19m)

Vinyl Flooring, Double Glazed Door to Front Aspect, Door Opening to Inner Hallway, Coved Ceiling, Double Fitted Wardrobes.

## Inner Hallway

13'9 x 6'0 (4.19m x 1.83m)

Hive Heating System, Double Panel Radiator, Understairs Cupboard, Coved Ceiling, Coat Cupboard.

## Downstairs Reception/Bedroom (GARAGE no building r

10'2 x 10'0 (3.10m x 3.05m)

Spot Lighting, Single Panel Radiator, Dimer Switch, Note no building regs as Garage Door remains on the front.

## Storage Room

5'6 x 8'2 (1.68m x 2.49m )

Shelving Units, Power and Lighting.

## Downstairs W.C

5'8 x 3'8 (1.73m x 1.12m )

Low Level W.C, Hand Basin with Tiled Splash Back, Single Panel Radiator, Vinyl Flooring, Extractor Fan.

## Modern Fitted Kitchen/Diner

22'9 x 11'6 (6.93m x 3.51m )

Vinyl Flooring, Quartz Work Surfaces, 4 Ring Gas Hob, Built in Hotpoint Oven, Wine Cooler, Upstands, Central Island with LED Strip Lighting, One and Half Bowl Sink, Built in Dishwasher, Washing Machine, By Fold Doors, Built in Dishwasher and Fridge/Freezer, Double Panel Radiator, Modern Wall Mounted Radiator, Wall Mounted Boiler.

## 1st Floor Landing

10'3 x 3'3 (3.12m x 0.99m )

LED Spot Lighting, Coved Ceiling, Smoke Alarm, Stairs to 2nd Floor Landing.

## Lounge Area

11'4 x 22'8 (3.45m x 6.91m)

Wooden Flooring, Double Glazed Window to Rear Aspect x 3, T.V Point, Coved Ceiling, Double Panel Radiator.

## Principle Bedroom

11'2 x 15'10 (3.40m x 4.83m)

2 x Fitted Wardrobes, Juliet Balcony, Double Panel Radiator, Coved Ceiling, T.V Point, Double Glazed Window to Front Aspect.

## Ensuite

3'11 x 11'2 (1.19m x 3.40m )

Tiled Flooring, Double Shower Cubicle, Wash Basin with Tiled Splash Back, Extractor Fan, Vanity Cupboard, Spot Lighting, Double Glazed Window to Side Aspect.

## 2nd Floor Landing

### Bedroom Three

11'10 x 9'11 (3.61m x 3.02m)

Single Panel Radiator, Coved Ceiling, Double Glazed Window to Front Aspect,

### Bedroom Two

10'9 x 13'3 (3.28m x 4.04m )

Fitted Wardrobes, Double Glazed Window to Rear Aspect, Coved Ceiling, Panelled Wall.

### Bedroom Four

10'3 x 7'8 (3.12m x 2.34m )

Single Panel Radiator, Coved Ceiling, Double Glazed Window to Rear Aspect, Laminate Flooring.

### Family Bathroom

6'9 x 6'7 (2.06m x 2.01m )

Low Level W.C, Bath and Mixer Tap, Mains Shower over Bath, LED Spot Lighting, Heated Towel Rail, Double Glazed Window to Side Aspect, Vinyl Flooring, LED Touch Mirror.

### Bedroom Five

8'4 x 6'3 (2.54m x 1.91m )

Double Glazed Window to Front Aspect, Coved Ceiling, Single Panel Radiator.

## Rear Garden

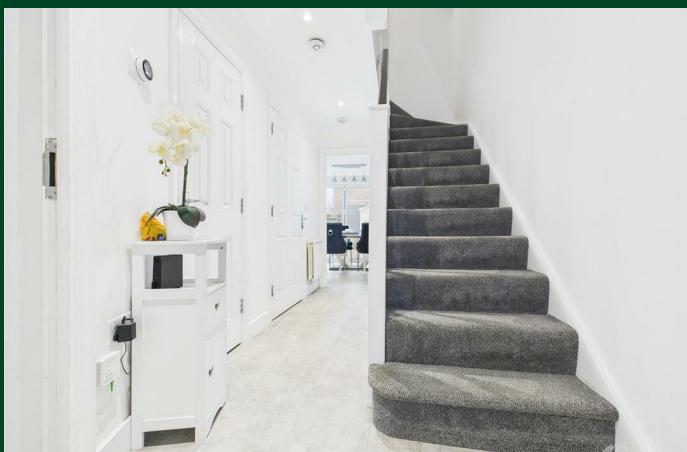
Large Patio Area, Outside Tap, Timber Fencing, Mature Trees and Shrubs, Side Gated Access.

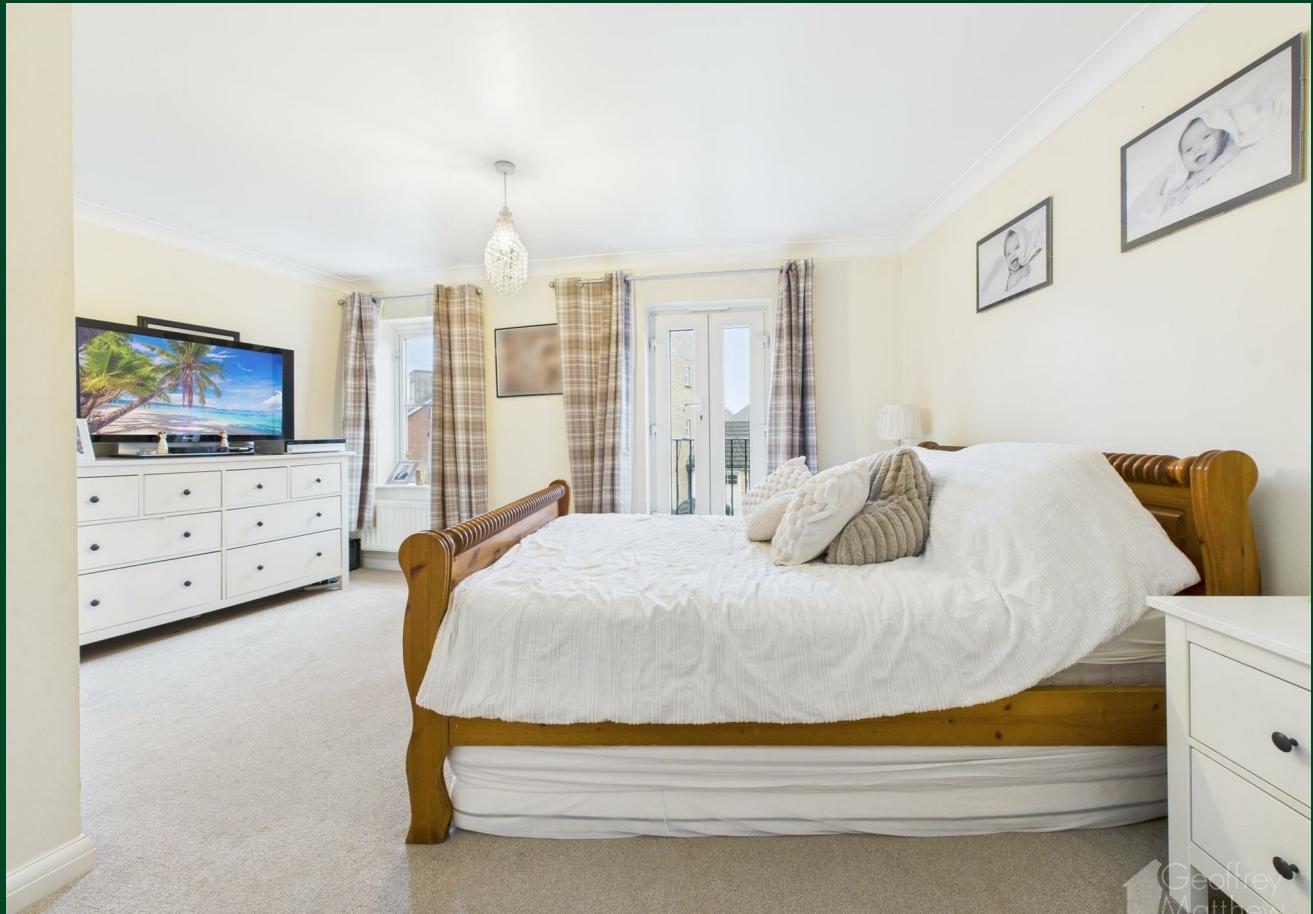
## Front Driveway

Block Paved Driveway to the Front.

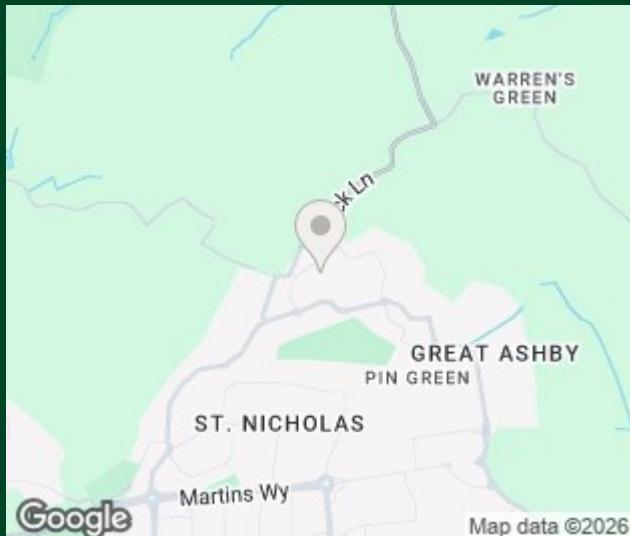
## Local Information

This property is situated in Great Ashby and is within easy access to rural walks, good bus links and the Neighbourhood Centre Shopping Complex.





# Floor Plan



## Council Tax Details

Band: F

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B	78	82
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(1-38)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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