



Mendip Way, Stevenage

AGENT HYBRID



GUIDE PRICE £475,000 - £500,000 \* Agent Hybrid welcomes to the market, an imposing Four Bedroom Detached Family Home, located in the heart of Great Ashby. Stood tall over three levels and offering dual aspect rooms throughout, accommodation briefly comprises of; An Entrance Hallway, with doors leading to a Downstairs WC, a Kitchen/Breakfast Room and the Lounge. French doors from the Lounge lead out to a good sized Conservatory/Dining Area, with further French doors leading out to a South Facing Rear Garden. Stairs rise to the first floor landing, where you will find Bedroom 2 (double) and the Master Bedroom with an En-Suite and fitted wardrobes. Further stairs rise to the second floor landing where you find the Family Bathroom and two further double bedrooms, one of which comes with fitted wardrobes. Externally, the property benefits from a Private Rear Garden, featuring a patio seating area, raised corner decking to one corner and gated access to the side. You will also find a Single Garage to the side, with Driveway for two cars in front.

**ROOMS AND MEASUREMENTS**

- Entrance Hallway
- Downstairs WC
- Kitchen/Breakfast Room 15'3 x 8'4
- Lounge 15'3 x 9'4
- Conservatory 13'3 x 9'5

- Bedroom 1: 15'3 x 8'5
- En-Suite
- Bedroom 2: 15'3 x 9'4
- Bedroom 3: 15'3 x 9'8
- Bedroom 4: 15'3 x 8'5
- Family Bathroom



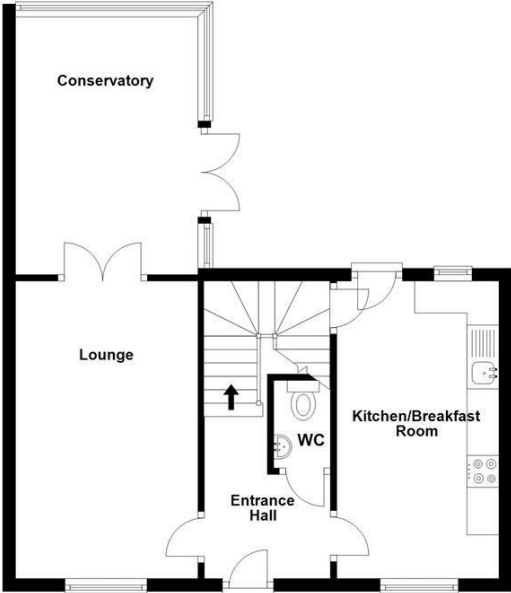




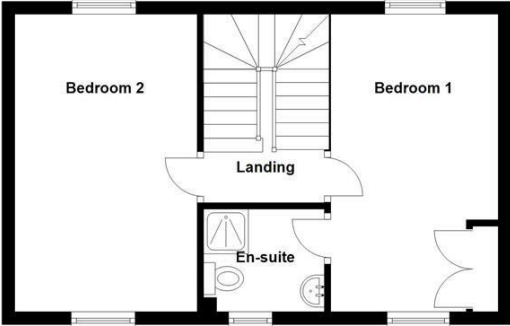
- GUIDE PRICE £475,000 - £500,000 \* FOUR BEDROOM DETACHED
- SET OVER THREE LEVELS
- HEART OF GREAT ASHBY
- KITCHEN/BREAKFAST ROOM
- LOUNGE AND CONSERVATORY
- FOUR DUAL ASPEC BEDROOMS
- FAMILY BATHROOM AND EN-SUITE
- PRIVATE SOUTH FACING REAR GARDEN
- GARAGE AND DRIVEWAY FOR TWO CARS



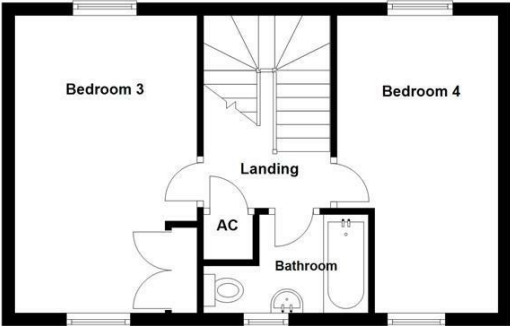
**Ground Floor**  
Approx. 47.1 sq. metres (506.8 sq. feet)



**First Floor**  
Approx. 35.3 sq. metres (379.6 sq. feet)



**Second Floor**  
Approx. 35.3 sq. metres (379.6 sq. feet)



Total area: approx. 117.6 sq. metres (1266.0 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 purposes 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.



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 86        |
| (69-80) C                                   | 76      |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |