



Haycock Round  
Stevenage | SG1 6GS

AGENT HYBRID

**Guide Price £450,000 - £475,000**



GUIDE PRICE £450,000 - £475,000 \* We welcome to the market, a well presented, Four Bedroom Semi Detached Home, located in the heart of the highly sought after area of Great Ashby. The property is situated within the catchment of the highly regarded, Round Diamond Junior School and within walking distance of 'The Neighbourhood Centre', offering an array of day to day amenities. Built by the well renowned developer, Croudace Homes to their Laburnam design, spacious accommodation is set over three levels and briefly comprises of. An Entrance Hallway, with doors leading to the Downstairs WC and a good sized Lounge. A set of glazed doors open to reveal the Kitchen/Diner, fitted in cream shaker style units. French doors lead to the rear garden. Stairs rise to the first floor landing, where you'll find handy space for a reading/study area and doors lead to Bedroom Four (double) and Bedroom One, complete with fitted wardrobes and an En-Suite. Further stairs rise to the second floor landing where you will find a Modern Family Bathroom and two further large double bedrooms. Externally, the property benefits from a Private Rear Garden with patio seating and lawn. To the side is an Attached Single Garage and Parking for two cars in front. Viewing comes highly recommended.

**DIMENSIONS**

- Entrance Hallway
- Downstairs WC
- Lounge 15'6 x 11'9
- Kitchen/Diner 15'3 x 11'4
- Bedroom 1: 13'6 x 9'5
- En-Suite
- Bedroom 4: 10'6 x 8'9
- Bedroom 2: 15'3 x 10'10
- Bedroom 3: 15'3 x 9'4
- Family Bathroom



Total area: approx. 131.6 sq. metres (1416.6 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			
(69-80) C		74	82
(55-68) D			

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