



Cleveland Way  
Stevenage | SG1 6BH

AGENT HYBRID

# £380,000



We are pleased to present to the market this much-improved and turnkey-ready two-bedroom end-of-terrace home, tucked away within a private cul-de-sac in the heart of Great Ashby. The accommodation begins with a welcoming entrance hallway, providing access to a re-fitted downstairs WC and a well-proportioned lounge. From here, a door opens into a stunning open-plan kitchen, dining and family space, undoubtedly the heart of the home. The kitchen is fitted with contemporary matte grey cabinetry, complemented by white quartz worktops, integrated appliances, space for an American-style fridge freezer, and a central island breakfast bar. The adjoining family area is beautifully enhanced by a vaulted glass roof and wide sliding doors opening onto the garden, allowing natural light to flood the space and creating an ideal environment for both everyday living and entertaining. Upstairs, the first-floor landing leads to a re-fitted, fully tiled shower room and two generous bedrooms, both benefitting from fitted wardrobes. Externally, the property enjoys a private south-facing rear garden, featuring a central raised decked seating area bordered by decorative shingle, a timber-framed shed, and convenient gated side access. To the rear, there are two allocated off-street parking spaces. Viewing is highly recommended to fully appreciate the quality and finish this home has to offer.

### DIMENSIONS

- Entrance Hallway
- Downstairs WC
- Lounge 14'3 x 9'9
- Kitchen/Dining & Family Room 21'1 x 13'1
- Bedroom 1: 13'1 x 11'4 (inc robes)
- Bedroom 2: 12'9 x 6'7 (inc robes)
- Shower Room

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

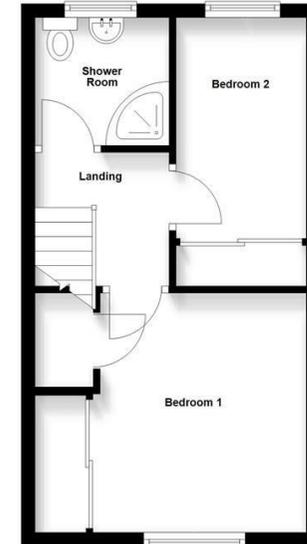
### Ground Floor

Approx. 42.2 sq. metres (454.4 sq. feet)



### First Floor

Approx. 29.5 sq. metres (317.2 sq. feet)



Total area: approx. 71.7 sq. metres (771.5 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.

### Agent Hybrid

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