



The Beacons  
Stevenage | SG1 6EB

AGENT HYBRID

**Guide Price £450,000 -  
£465,000**



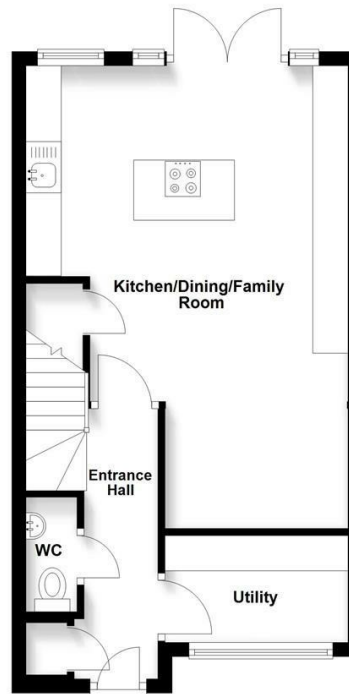
GUIDE PRICE £450,000 - £465,000 \* We are pleased to present to the market this improved four-bedroom semi-detached family home, ideally positioned at the end of a private cul-de-sac, fronting onto a bridle path in the heart of the highly sought-after Great Ashby area. The property is just a short walk from The Neighbourhood Centre, offering a range of everyday amenities, and falls within the catchment of the well-regarded Round Diamond Junior School. Arranged over three spacious floors, the accommodation begins with a welcoming entrance hallway, providing access to a re-fitted downstairs WC and a utility room. The utility space has been thoughtfully created from the front section of the garage and includes base units for storage, along with space for stacked laundry appliances. The ground floor is further enhanced by a spacious and extended open-plan kitchen, dining and family room, forming the heart of the home. The kitchen is fitted with contemporary dove grey shaker-style units and features a central island breakfast bar. A cosy "nook" style family area, created from the rear section of the former garage, offers a versatile additional living space and flows seamlessly from the kitchen.

On the first floor, you will find a generous L-shaped lounge, ideal for relaxing and entertaining, along with Bedroom One, which benefits from built-in wardrobes and a re-fitted en-suite shower room. The second floor hosts three further well-proportioned bedrooms and a family bathroom, providing excellent accommodation for growing families. Externally, the property enjoys a low-maintenance east-facing rear garden, fully paved to create an ideal outdoor seating and entertaining area. To the front, there is a driveway providing off-road parking for one vehicle. This well-located and versatile home offers excellent living space in a desirable setting, and viewing is highly recommended.

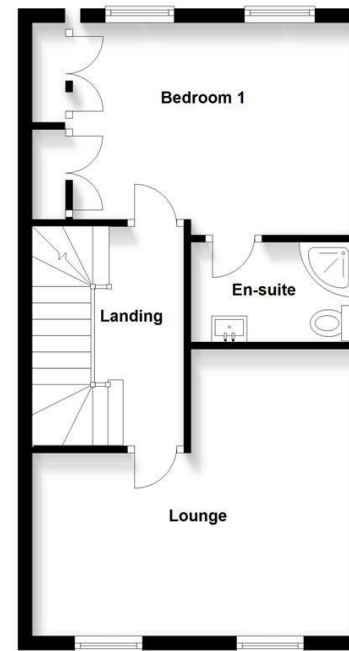
**DIMENSIONS**

- Entrance Hallway 12'6 x 6'1
- Downstairs WC 5'4 x 2'10
- Kitchen/Dining & Family Area 16'8 x 15'0
- Lounge 15'1 x 14'4
- Bedroom 1: 13'0 x 9'8
- En-Suite 8'2 4'10
- Bedroom 2: 15'0 x 9'8
- Bedroom 3: 12'0 x 8'2
- Bedroom 4: 8'9 x 6'6
- Family Bathroom 8'3 x 7'3

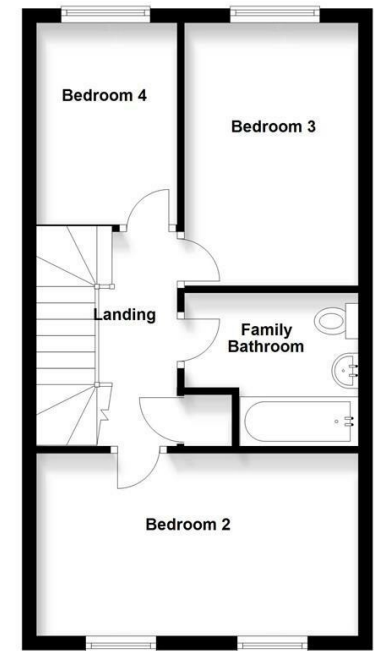
**Ground Floor**  
Approx. 38.3 sq. metres (412.5 sq. feet)



**First Floor**  
Approx. 39.7 sq. metres (427.5 sq. feet)



**Second Floor**  
Approx. 39.7 sq. metres (427.5 sq. feet)



Total area: approx. 117.8 sq. metres (1267.6 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		

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