



Fairfield Way
Stevenage | SG1 6BG

AGENT HYBRID

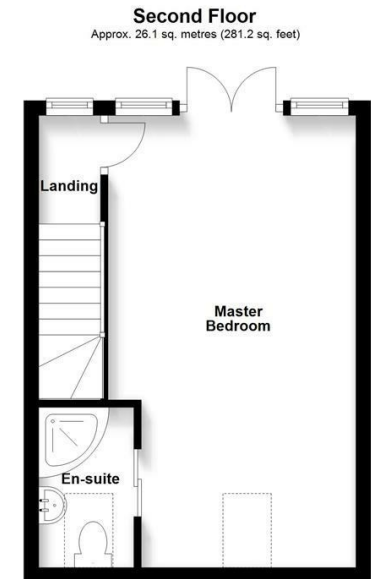
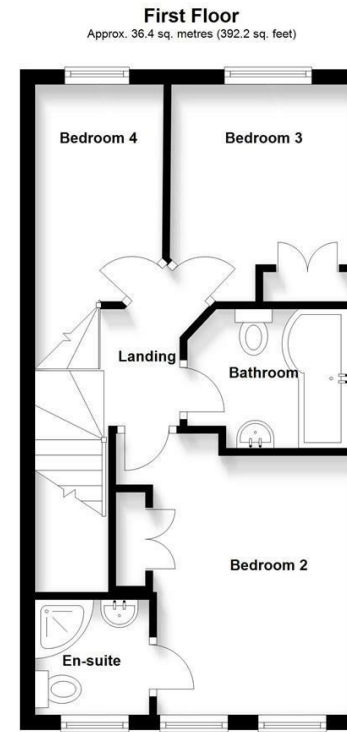
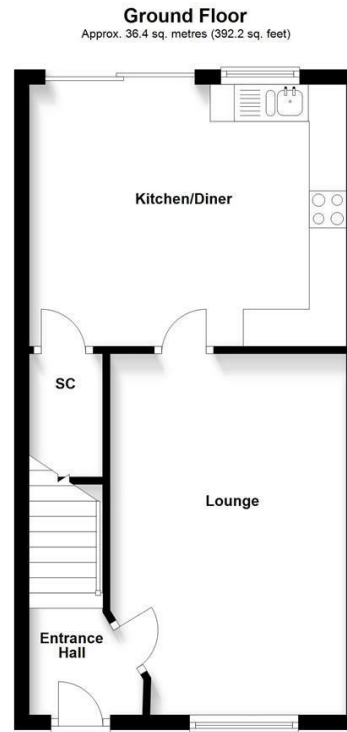
£420,000



Agent Hybrid welcomes to the market this deceptively spacious four-bedroom family home, positioned within a private cul-de-sac in the highly sought-after Great Ashby area. Ideally located within walking distance of local amenities and within the catchment area for the highly regarded Round Diamond Junior School, this beautifully presented home has been extended into the loft to create exceptional family accommodation throughout. The property opens into an entrance lobby leading through to a generous front-facing lounge, complete with engineered oak flooring and underfloor heating. To the rear of the property is a stunning re-fitted kitchen/diner featuring high gloss handleless units, Quartz work surfaces, integrated Bosch appliances and porcelain tiled flooring with independently controlled underfloor heating. Sliding patio doors provide direct access to the landscaped rear garden. The first floor offers three well-proportioned bedrooms, including a spacious second bedroom with fitted wardrobes and a modern en-suite shower room. Bedrooms three and four are served by a modern family bathroom finished with contemporary tiling and quality fittings throughout. Occupying the entire second floor is an impressive master suite loft conversion, featuring Juliet balcony doors overlooking the rear garden, skylight windows, ample storage and a modern en-suite complete with Italian porcelain wall and floor tiles, digital rainfall shower and underfloor heating. Externally, the property benefits from a landscaped and low-maintenance rear garden with artificial lawn, patio seating area and a unique children's climbing wall leading to a raised playhouse. Further benefits include a single garage with power and lighting, driveway parking for two vehicles and an additional shingled parking space to the front. Viewing comes highly recommended to fully appreciate.

DIMENSIONS

- Entrance Hall
- Lounge 15' 8" x 10' 5"
- Kitchen/Diner 13' 4" x 11' 7"
- Bedroom 2: 12' 0" x 10' 4"
- En-Suite
- Bedroom 3: 10' 6" x 7' 7"
- Bedroom 4: 8' 8" x 5' 5"
- Bathroom
- Master Bedroom 20' 0" x 10' 9"
- En-Suite



Total area: approx. 99.0 sq. metres (1065.6 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	85
(81-91) B	
(69-80) C	
(55-68) D	
71	

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