



Merrick Close, Great Ashby, Stevenage, SG1 6GH

TRULY ASTONISHING FULLY MODERNISED THREE/FOUR Bedroom Home with GARAGE and DRIVEWAY Located in Peaceful Cul De Sac in the Heart of Great Ashby. Features include MODERN KITCHEN/DINER, Downstairs Reception Room/Bedroom, Downstairs WC, Lounge Area with Juliet Balcony , THREE DOUBLE BEDROOMS, Luxury Bathroom and Ensuite, LANDSCAPED REAR GARDEN, Viewing Strongly Recommended to appreciate this Wonderful Property.

£465,000

Merrick Close, Great Ashby, Stevenage, SG1 6GH

- Truly Astonishing Fully Modernised Three/Four Bedroom Family Home
- Downstairs Cloakroom
- Large Kitchen/Diner
- Three Double Bedrooms
- Landscaped Rear Garden
- Garage and Driveway
- Lounge Area with 2 Juliet Balconies
- Downstairs Reception Room/Bedroom
- Bathroom & En-Suite
- Viewing Strongly Recommended to appreciate this Wonderful Property

Entrance Hallway

3'10 x 15'7 (1.17m x 4.75m)

Composite Door to Front Aspect, Engineered Oak Flooring, Door to Downstairs WC, Reception Room and Kitchen/Diner.

Reception Room/Bedroom

8'3" x 8'2" (2.51 x 2.49)

Engineered Oak Flooring, Double Glazed Window to Front Aspect, Understairs Cupboard, Consumer Unit, Modern Radiator.

Downstairs Cloakroom

5'8 x 3'10 (1.73m x 1.17m)

Tiled Flooring, Sink and Vanity Cupboard, Tiled Splash Back, Vanity Cupboard, Extractor Fan, LED Spot Lighting.

Kitchen/Diner

15'5" x 12'3" (4.70 x 3.73)

Roll Top Work Surfaces, Drinking Water Tap with Franke Sink and Drainer, Range Cooker, Water Softener, Engineered Oak Flooring, Single Panel Radiator, Double Glazed Window to Rear Aspect, Space for Washing Machine, Hotpoint Dishwasher, Wall Mounted Valliant Boiler, Door Opening to Rear Garden.

Stairs To First Floor Landing

6'11 x 5'7 (2.11m x 1.70m)

Door to Bedroom Three and Lounge Area, Engineered Oak Flooring, Smoke Alarm, Modern Single Panel Radiator.

Bedroom Three

12'6 x 8'10 (3.81m x 2.69m)

Double Glazed Window to Front Aspect x 2, Engineered Oak Flooring, Single Panel Radiator.

Lounge Area

12'3 x 15'8 (3.73m x 4.78m)

Juliet Balcony, Coved Ceiling, Dimer Switch, Fitted Italian Media Wall with Fitted Cupboards.

Stairs To Second Floor Landing

Engineered Oak Flooring, Uplighter, Smoke Alarm.

Bedroom Two

12'3 x 8'10 (3.73m x 2.69m)

Single Panel Radiator Engineered Oak Flooring, 2 x Double Glazed Window to Front Aspect, Storage Cupboard, Dimer Switch.

Bedroom One

10'1" x 10'8" (3.07m x 3.25m)

Engineered Oak Flooring, 2 x Double Glazed Window to Rear Aspect, Storage Cupboard, Dimer Switch, Door to Ensuite.

En-Suite

Low Level WC, Heated Towel Rail, Wash Basin with Mixer Tap, Vanity Cupboard, LED Spot Lighting, Extractor Fan, Rainfall Shower, Shower Cubicle and Power Shower.

2nd Floor Landing

Engineered Oak Flooring, Uplighter, Smoke Alarm, Loft Access and Ladder.

Rear Garden

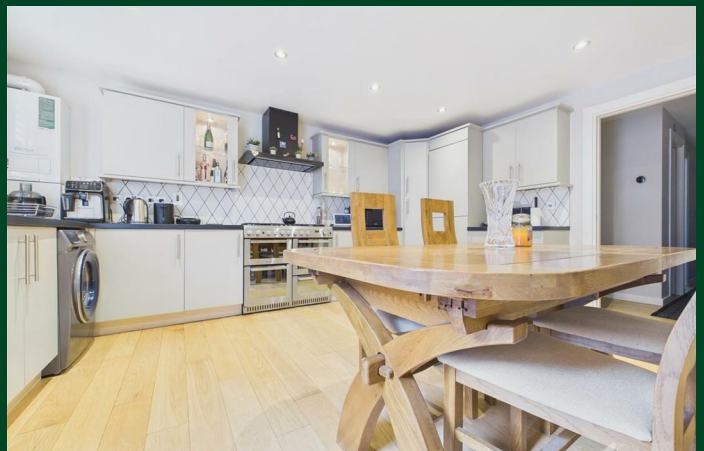
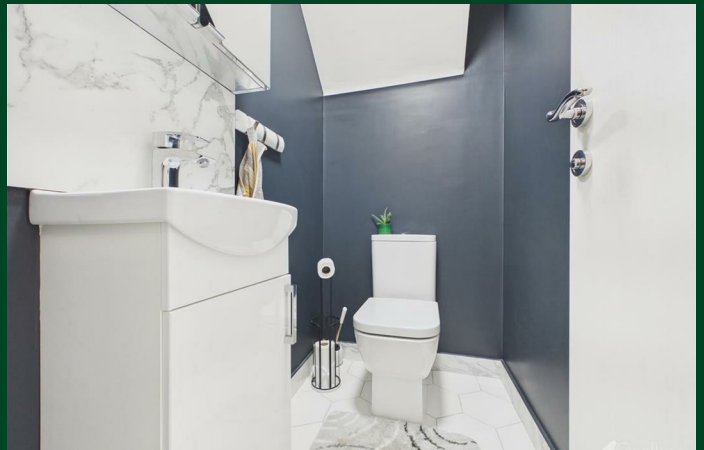
Outside Tap, Porcelain Paving, Timber Fencing with Concrete Posts, Rear Gated Access, Outside Lighting, Electric Awning.

Garage & Driveway

Metal up and over door, parking to front for one car. (The Garage Itself Is A Leasehold, As It Is Set Below A Neighbouring Coach House).

Local Information

Merrick Close is situated in a prime location in Great Ashby close to rural walks and the Neighbourhood Centre Shopping complex.







Floor Plan



Council Tax Details

Band: D

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	88	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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