



## Great Ashby Way, Great Ashby, Stevenage, SG1 6AW

GUIDE PRICE £425,000 - £430,000 EXCELLENTLY SITUATED and SPACIOUS Three Bedroom END OF TERRACED FAMILY HOME with GARAGE and DRIVEWAY FOR TWO CARS in a Prominent Location in Great Ashby. Features include, FITTED KITCHEN/DINER, Downstairs Office/Bedroom, Downstairs W.C, SPACIOUS LOUNGE With TWO JULIET BALCONIES, Three Double Bedrooms, Ensuite and Family Bathroom, Delightful Rear Garden, VIEWING HIGHLY SUGGESTED.

Guide Price £425,000

# Great Ashby Way, Great Ashby, Stevenage, SG1 6AW

- Excellently Situated and Spacious Three Bedroom Family Home
- Prominent Location in Great Ashby
- Downstairs Office/Bedroom
- Spacious Lounge with Two Juliet Balconies
- Ensuite and Family Bathroom
- Garage and Driveway for Two Cars
- Fitted Kitchen/Diner
- Downstairs W.C
- Three Double Bedrooms
- Delightful Rear Garden

## Entrance Hallway

Oak Flooring, Composite Door to Front Aspect, Coved Ceiling, Single Panel Radiator, LED Spot Lighting, Stairs to 1st Floor Landing, Hive Heating System.

## Downstairs Office and Bedroom

Double Glazed Window to Front Aspect, Single Panel Radiator, Coved Ceiling, Under Stairs Cupboard, Dimmer Switch.

## Downstairs W.C

Low Level W.C, Tiled Splash Back, Single Panel Radiator, Hand Basin, Vinyl Flooring, Extractor Fan.

## Kitchen/Diner

Roll Top Work Surfaces, Bosch Induction Hob, Bosch Extractor Fan, Wine Rack, Glass Tiled Splash Back, 1 and 1/2 Bowl Sink, LED Spot Lighting, Solid Oak Flooring, Space for Fridge/Freezer, Cupboards at Eye and Base Level, Door to Rear Aspect, Single Panel Radiator, Built in Microwave, Built in Oven and Grill, Wall Mounted Ideal Logic Boiler, Built in Dishwasher, Stable Door to Rear Aspect.

## 1st Floor Landing

LED Spot Lighting, Stairs to 2nd Floor Landing, Storage Cupboard, Coved Ceiling, Smoke Alarm.

## Lounge Area

2 x Juliet Balconies, Coved Ceiling, T.V Point, Dimmer Switch, Broadband Connection, Single Panel Radiator, Gas Fire with Stone Surround and Wooden Mantle.

## Bedroom Two

Fitted Sharps Wardrobes, Coved Ceiling, LED Spot Lighting, Fitted Shutters.

## 2nd Floor Landing

Skylight, Doors to all 2nd Floor rooms.

## Bedroom Three

Single Panel Radiator, LED Spot Lighting, 2 x Double Glazed Windows to Front Aspect, Fitted Wardrobes.

## Family Bathroom

P-Shaped Bath with Shower Cubicle, Low Level W.C, Heated Towel Rail, Extractor Fan, Wash Basin with Mixer Tap, Tiled Flooring, Fully Tiled to Ceiling, LED Spot Lighting.

## Bedroom One

Single Panel Radiator, Fitted Wardrobes, 2 x Double Glazed Window to Front Aspect, 2 x Single Panel Radiator, Door to Ensuite.

## Ensuite

Wash Basin with Mixer Tap, Tiled Flooring, Vanity Cupboard, Shower Cubicle with Main Shower, LED Spot Lighting, Heated Towel Rail, Extractor Fan.

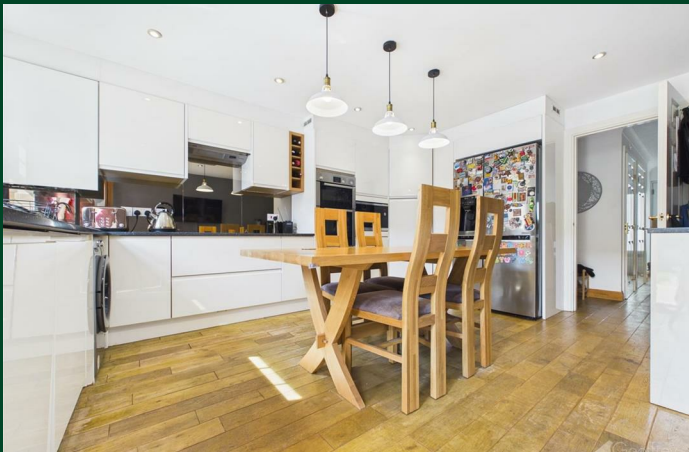
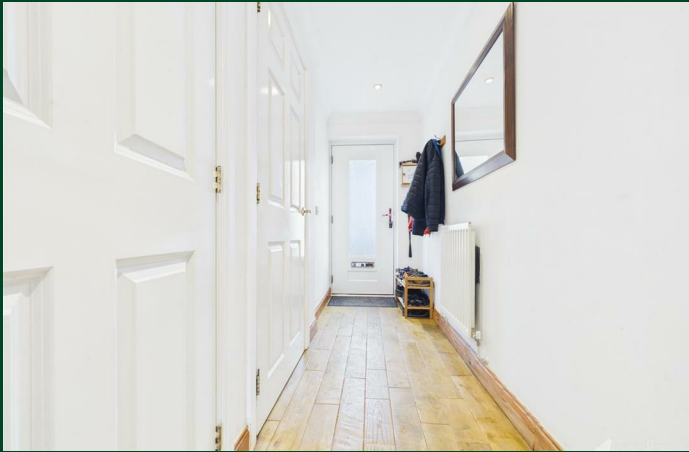
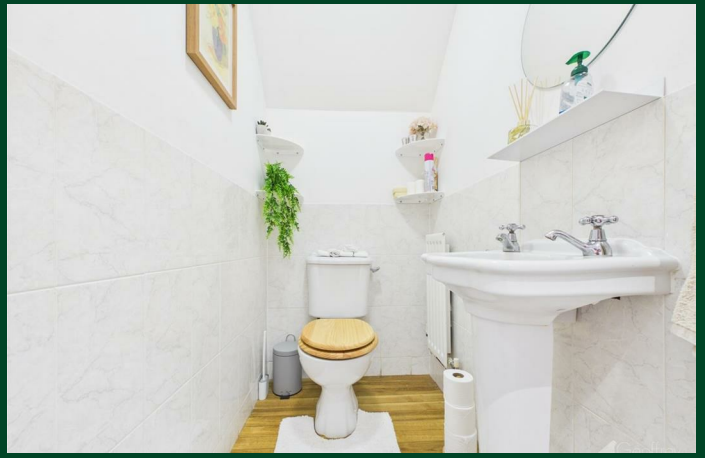
## Rear Garden

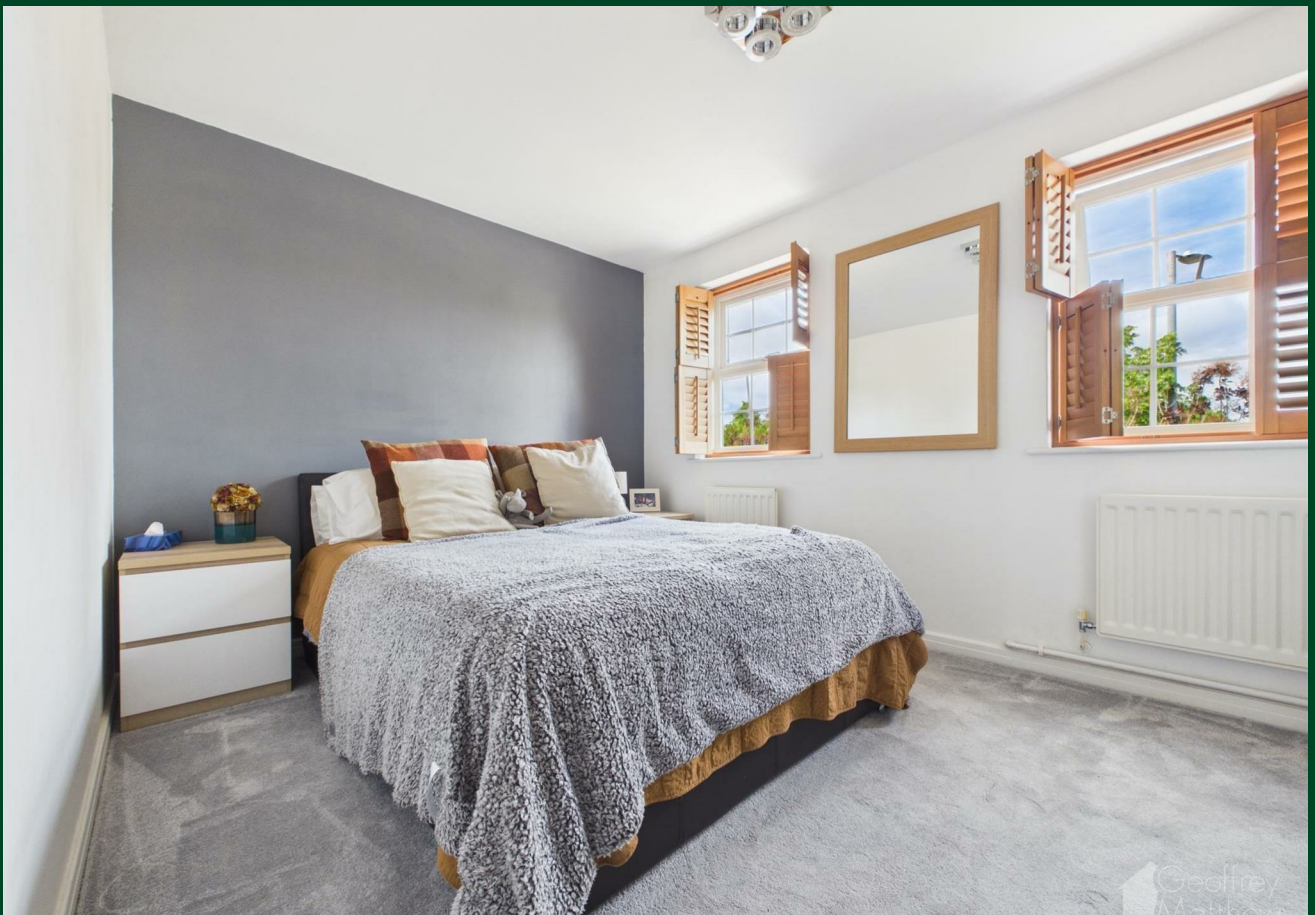
Large Patio Area, Timber Fencing, Laid to Lawn Area, Outside Tap, Door to Garage, Mature Trees and Shrubs,

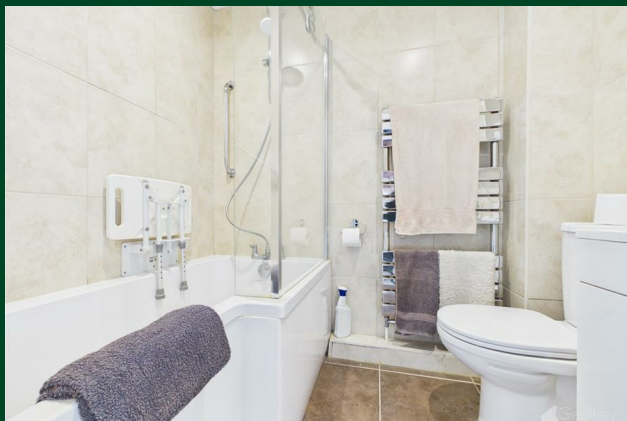
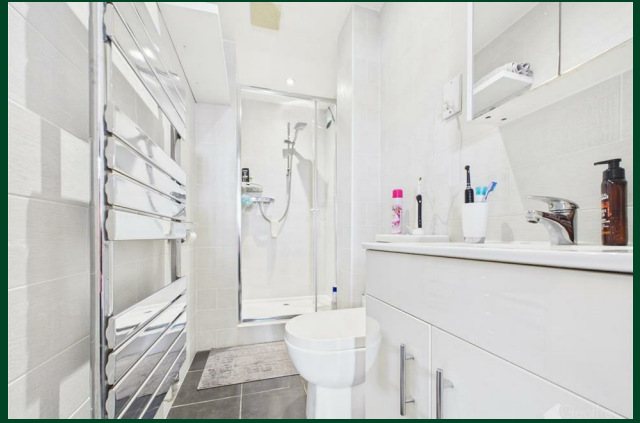
## Garage and Driveway

Metal Up and Over Door, Power and Lighting, Partly Converted without Regs.

Driveway for Two Cars.







# Floor Plan



## Council Tax Details

Band: C

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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