



Grasmere, Great Ashby, Stevenage, SG1 6AU

GUIDE PRICE £440,000. Geoffrey Matthew Are Delighted To Be Able To Offer For Sale This Beautifully presented Three Bedroom Link Detached Which Positioned In one Of The Areas Most Regarded Roads, Situated In The Heart Of The Popular Great Ashby Area Of Stevenage, Which Offers Close Walking Distance To Local Shops, Parks And Woodland Walks Along With Good Catchment For Both Primary And Secondary Schools, Internally Offers Generous Living Space For The Growing Family, Including Lounge, Second reception Room, Stunning Kitchen Diner, Downstairs Cloakroom And Master Bedroom With Large Dressing Room & Office. Externally Featuring An Easy To Manage re-landscaped Garden With Artificial Lawn, Whilst To The Front There Is Parking For Two Cars. Recommend That This Is Top Of Your List To View!!!!

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- THREE BEDROOM LINK DETACHED FAMILY HOME
- GREAT ASHBY AREA
- LOUNGE
- KITCHEN/DINER
- 2ND RECEPTION/MASTER BEDROOM WITH LARGE DRESSING ROOM
- FAMILY BATHROOM
- FANTASTIC CONDITION THROUGHOUT
- RELANDSCAPED SUNNY REAR GARDEN
- PARKING FOR TWO CARS
- GOOD SCHOOL CATCHMENT

ENTRANCE HALLWAY

With access via a composite door, a single panel radiator, and grey Oak effect laminate flooring.

DOWNSTAIRS WC

Beautifully refitted with a white suite comprising of a close coupled WC and a hand wash basin with chrome mixer set in a white gloss vanity unit, fully tiled marble effect walls with matching tiled flooring, extractor fan and a single panel convector style radiator.

LOUNGE

16'0" x 10'5" (4.88 x 3.2)

A good size lounge with an attractive UPVC angle bay window, a continuation of the quality Grey Oak effect laminate flooring, coving to the ceiling and a convector style radiator.

KITCHEN/DINER

14'3" x 10'2" (4.35 x 3.12)

A very generous size family space which has been fitted with a superb array of modern handle less white gloss wall, base and drawer units, and includes integral fridge freezer, washing machine and dishwasher, eye level electric oven and grill, a five ring induction hob with modern extractor hood over, tiled splash backs and square edge grey Oak effect work tops, grey Oak effect vinyl plank flooring, fitted smoke alarm, a double panelled convector style radiator, coving to the ceiling, combi boiler, UPVC double glazed window and double glazed French patio doors, and ample space for dining suite.

2ND RECEPTION/OPTIONAL FOURTH BEDROOM

17'2" x 9'8" (5.25 x 2.97)

originally a garage space which been converted to a 2nd reception room or is currently being used by the home owners as fourth bedroom, with UPVC windows to front and rear aspects, inset lighting, a double panelled convector style radiator and a continuation of the grey Oak effect vinyl plank flooring.

INTERNAL HALL

with vinyl plank flooring and a built in storage cupboard, and stairs to the first floor.

STAIRS TO FIRST FLOOR LANDING

With access to the loft space, a built in storage cupboard and doors to all first floor accommodation.

BEDROOM ONE

12'4" x 9'2" (3.77 x 2.81)

A very Generous master bedroom with a UPVC double glazed window to the rear aspect, built in twin wardrobes, a convector style radiator and a door leading to the dressing room.

DRESSING ROOM AND OFFICE

13'5" x 8'9" (4.1 x 2.67)

Originally this part of the house was an en-suite and current owners have changed to a dressing room which also allows for space for an office, this could be changed back if required, and now offers an array of space for both hanging and shelving, grey laminate flooring, convector style radiator, two small storage cupboards and a Velux roof window.

BEDROOM TWO

11'5" x 6'9" (3.49 x 2.08)

With a UPVC double glazed window to the front aspect, built in double wardrobe and a convector style radiator.

BEDROOM THREE

8'5" x 7'1" (2.59 x 2.16)

With a UPVC double glazed window to the front aspect, built in double wardrobe and a convector style radiator.

BATHROOM

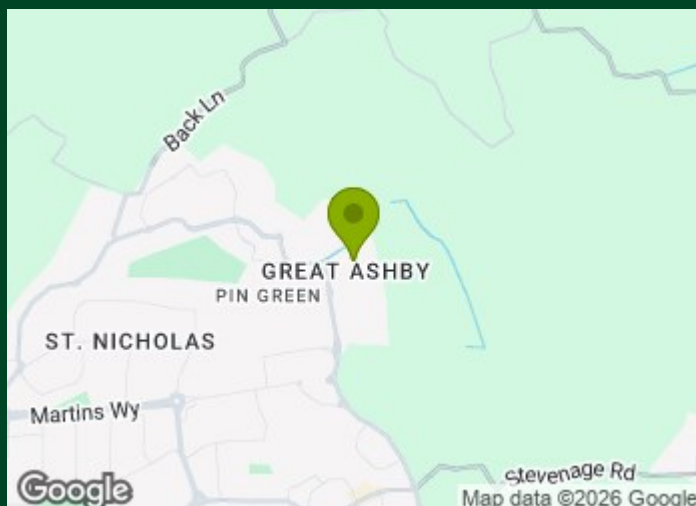
A modern white bathroom suite with a panel surround bath with chrome mixer tap, attached shower hose and a glass shower screen, a full vanity system with a concealed WC and chrome push button flush and fitted Poly resin sink with chrome mixer tap, fully tiled marble effect walls and matching tiled flooring, chrome heated towel rail, small UPVC double glazed window and extractor fan.

REAR GARDEN

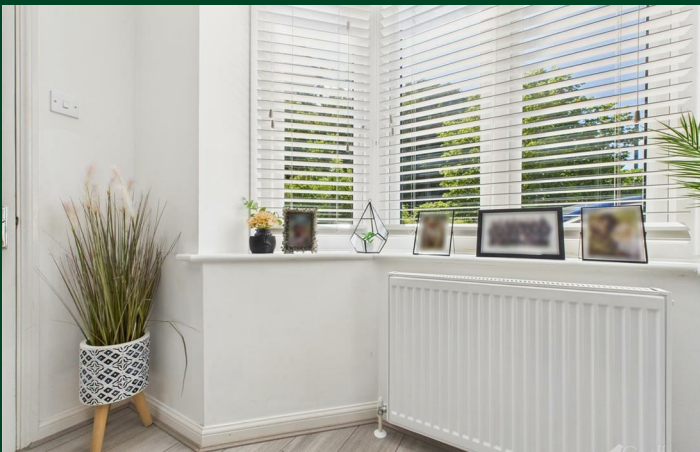
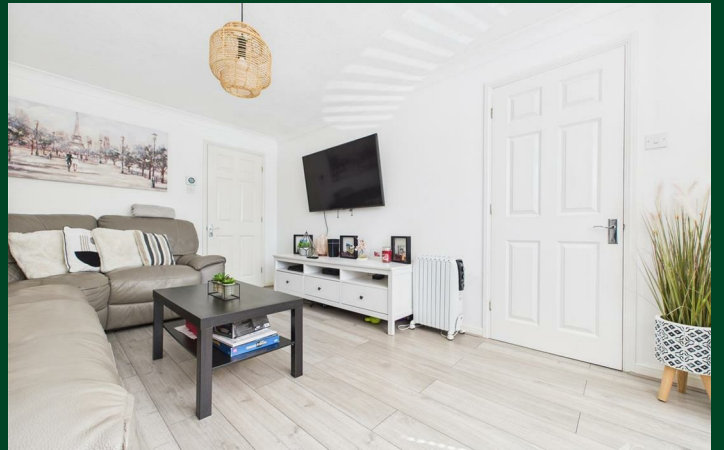
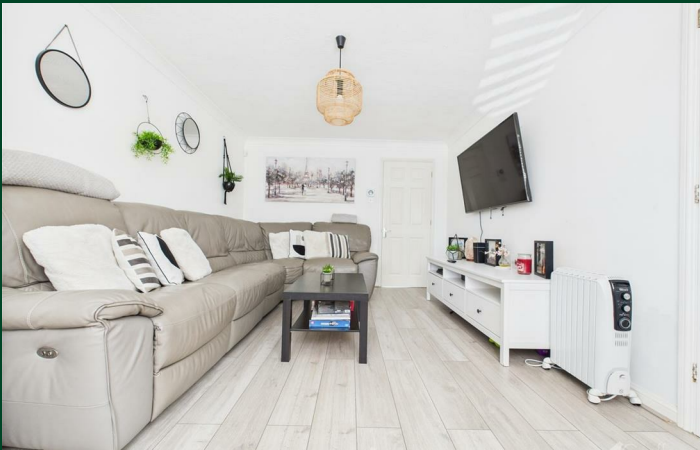
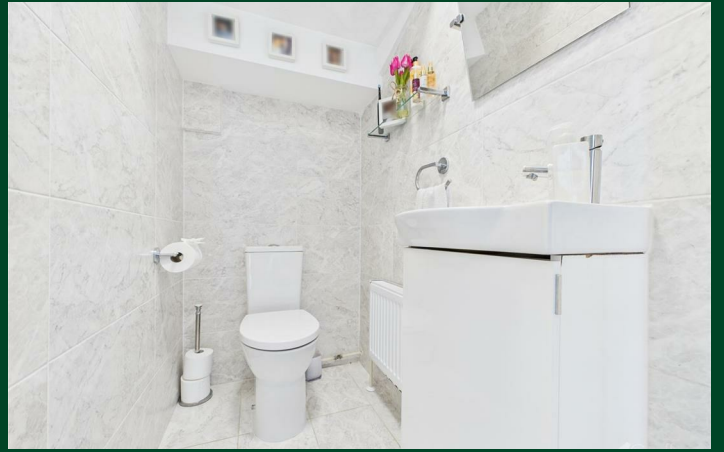
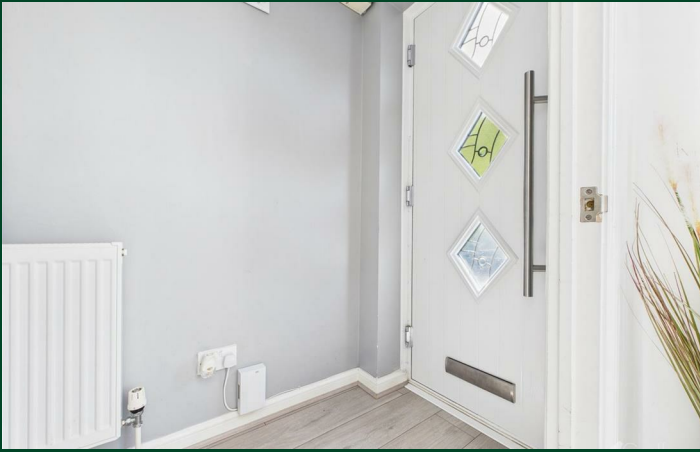
This Private and predominantly south facing garden which has been re-landscaped by the current owners and now consists of good size paved patio area with small holding wall, steps to a raised artificial lawn, railway sleeper raised planters, external tap and lighting.

FRONT ASPECT

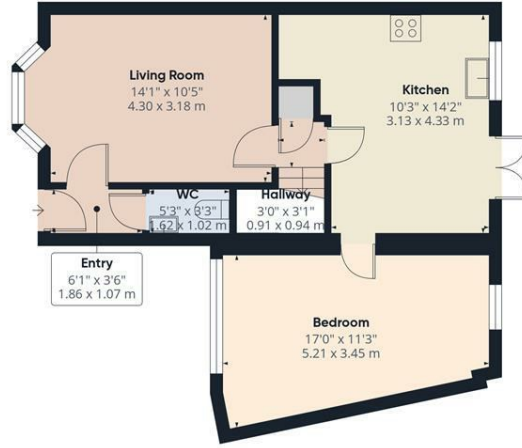
Set with in a small cul-de-sac on the out skirts of the street, and benefits from two parking spaces.



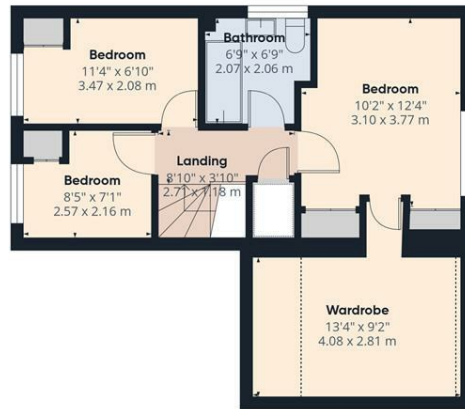
Directions



Floor Plan



Floor 0



Floor 1

Approximate total area[®]
 1043 ft²
 97.1 m²

Reduced headroom
 33 ft²
 3 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council Tax Details

Band

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.

