



**69 Old Bourne Way, Stevenage, SG1 6AE**

**Guide price £425,000**

Guide Price £425,000 - £435,000

Located in Great Ashby Stevenage, is this three bedroom family home, with a converted garage and off road parking.

## Welcome to Old Bourne Way

Step inside an entrance hall, which leads through to a bright and welcoming lounge featuring oak-effect flooring underfoot. The lounge is generously proportioned, offering space for the whole family to relax and enjoy.

Continuing through a glazed bi-fold door, you enter the kitchen and dining area. This light-filled space benefits from French doors opening out onto a decked patio, allowing natural light to flood in. The kitchen is beautifully appointed with classic Shaker-style cabinetry, complemented by quartz style worktops and splashbacks, creating a sophisticated finish. Integrated appliances include a fridge freezer, microwave, dishwasher and washing machine, alongside a fan oven with extractor hood and gas hob.

Adjacent to the kitchen is space for a dining table, ideal for family mealtimes and entertaining. There is also a useful understairs cupboard providing storage for coats, shoes and bags. The former garage has been thoughtfully converted into a versatile playroom and office space, complete with additional cupboard storage and access to the garden. A convenient ground floor W/C is also located off the entrance hall.

Upstairs, the property offers three bedrooms. Bedroom one overlooks the garden and benefits from built-in wardrobes and an en-suite shower room. Bedrooms two and three are both well-proportioned, making them ideal for a growing family. Completing the accommodation is a modern three-piece family bathroom.

The south-facing garden, is a suntrap, with a decked patio area with space for outdoor furniture, along with a well-maintained lawn and an additional decked area to the rear, currently used for children's play equipment. A summer house provides storage for bikes and gardening tools, but also offers potential for use as a home office or gym. To the front is an evergreen lawn and off road parking with an EV charging port.

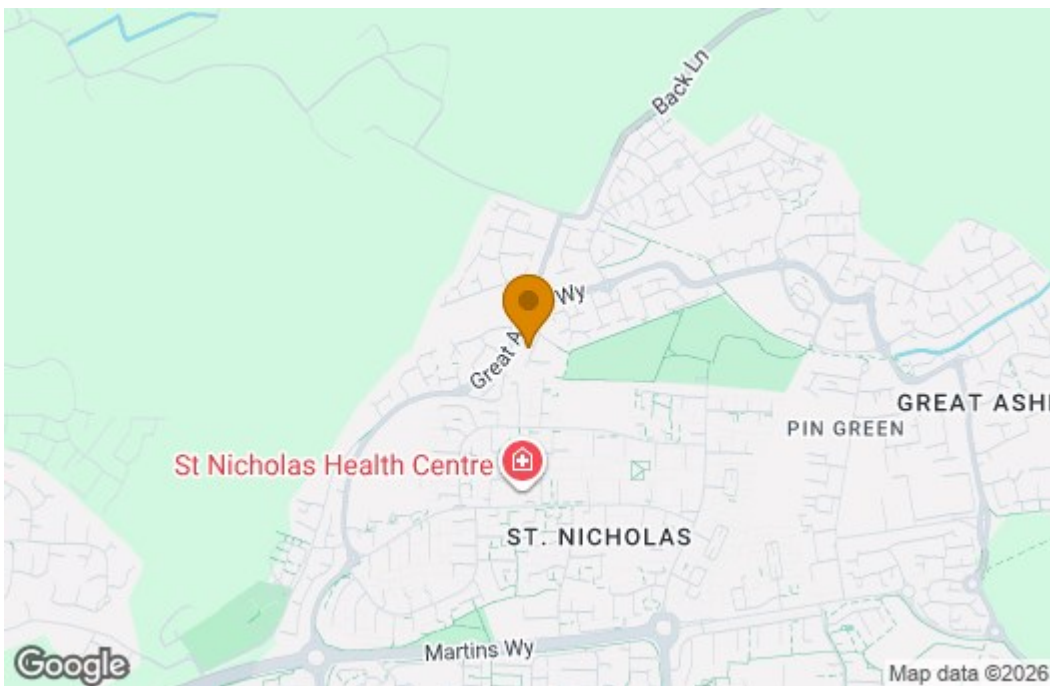
Great Ashby is a convenient location with a local supermarket, barbers, takeaway and veterinary surgery. For those with young children, Busy Bees day nursery is within walking distance, as well as local Primary Schools. Stevenage Old Town, and Town Centre is a short drive away plus the mainline station which offers direct links into London Kings Cross/St Pancras perfect for those needing to commute.

## Floor Plan

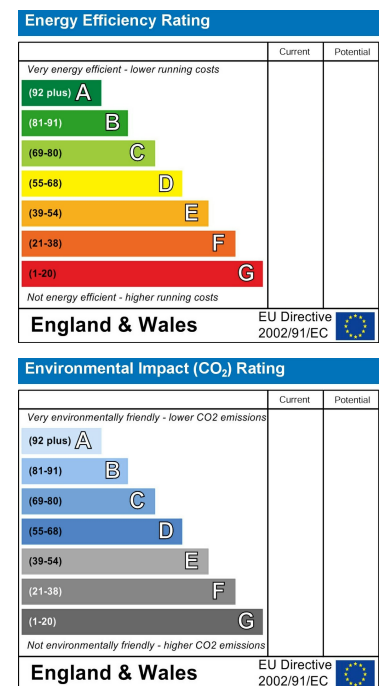


Total area: approx. 92.9 sq. metres (999.9 sq. feet)

## Area Map



## Energy Efficiency Graph



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