



Humber Court, Great Ashby, Stevenage, SG1 3XS

PEACEFULLY POSITIONED, SPACIOUS and WELL PRESENTED THREE Bedroom DETACHED FAMILY HOME with GARAGE AND DRIVEWAY with REAR VIEWS OVER OPEN COUNTRYSIDE on the Edge of Great Ashby. Features include 14ft OPEN PLAN FITTED KITCHEN and Dining Area, Lounge Area with Bay Window, Downstairs Cloakroom, Delightful Conservatory, THREE DOUBLE BEDROOMS, Fitted Ensuite and Family Bathroom, Spacious Rear Garden, Viewing Strongly Suggested with NO ONWARD CHAIN.

£525,000

Humber Court, Great Ashby, Stevenage, SG1 3XS

- Peacefully Positioned, Spacious and Well Presented Three Bedroom Detached Home
- Rear Views Over Open Countryside on the Edge of Great Ashby
- Delightful Conservatory
- Fitted Ensuite and Family Bathroom
- Viewing Strongly Recommended
- Garage and Driveway
- Downstairs Cloakroom
- Three Double Bedrooms
- Spacious Rear Garden
- NO ONWARD CHAIN

Entrance Hallway

10'0 x 3'1 (3.05m x 0.94m)

Laminate Flooring, Coved Ceiling, Consumer Unit, Stairs to 1st Floor Landing.

Downstairs W.C

5'1 x 3'0 (1.55m x 0.91m)

Low Level W.C, Hand Basin with Cold and Taps, Double Panel Radiator, Double Glazed Front Aspect, Coved Ceiling, Double Doors Opening to Kitchen.

Lounge Area with Bay Window

13'5 x 11'8 (4.09m x 3.56m)

Double Glazed Bay Window to Front Aspect, Double Panel Radiator, Double Panel Radiator, T.V Point.

Kitchen/Diner

9'8 x 14'11 (2.95m x 4.55m)

Roll Top Work Surfaces, Cupboards at Eye and Base Level, Gas Hob and Oven, Tiled Flooring, Space for Washing Machine, Tiled Splash Back, Double Panel Radiator, Extractor Fan, Under Stairs Cupboard, Tiled Flooring, Stainless Steel Sink and Mixer Tap.

Conservatory

9'6 x 12'11 (2.90m x 3.94m)

Tiled Flooring, French Doors Opening to Rear Garden, Double Panel Radiator.

Landing

6'1 x 5'6 (1.85m x 1.68m)

Doors to all rooms, Smoke Alarm, Airing Cupboard with Tank, Loft with Ladder.

Bedroom One and Ensuite

11'0 x 8'5 (3.35m x 2.57m)

Double Glazed Window to Front Aspect, Fitted Wardrobes, T.V Point, Door to Ensuite.

Ensuite- Low Level W.C, Single Panel Radiator, Double Glazed Window to Front Aspect, Shower Cubicle, Vinyl Flooring, Wash Basin with Mixer Tap.

Bedroom Two

14'3 x 8'8 (4.34m x 2.64m)

Single Panel Radiator, Bay Window to Front Aspect, Built in Wardrobes with Eve Storage.

Bedroom Three

10'5 x 9'2 (3.18m x 2.79m)

Single Panel Radiator, Double Glazed Window to Rear Aspect, Single Panel Radiator, Tiled Splash Back.

Bathroom

6'3 x 5'6 (1.91m x 1.68m)

Low Level W.C, Bath and Mixer Tap, Wash Basin with Tiled Splash Back, Vinyl Flooring, Tiled Surround, Double Glazed Window to Rear Aspect, Extractor Fan.

Garage and Driveway for 2 Cars

9'6 x 12'11 (2.90m x 3.94m)

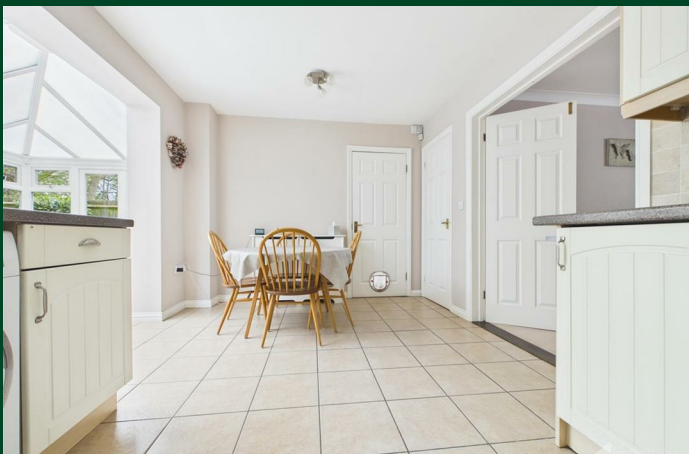
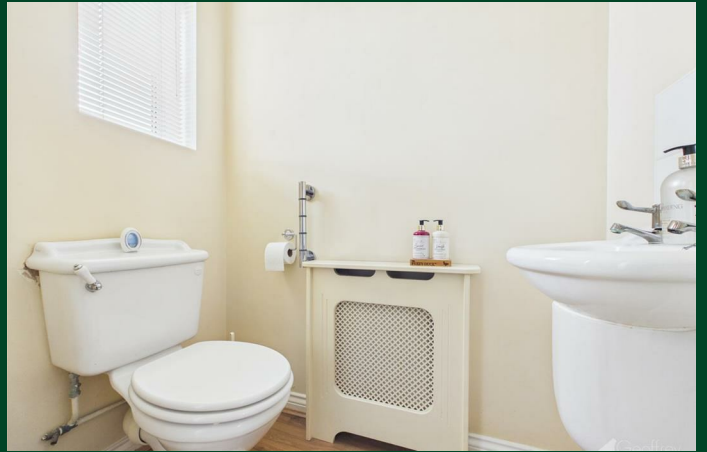
Power and Lighting, Ideal Wall Mounted Boiler, Metal Up and Over Door.

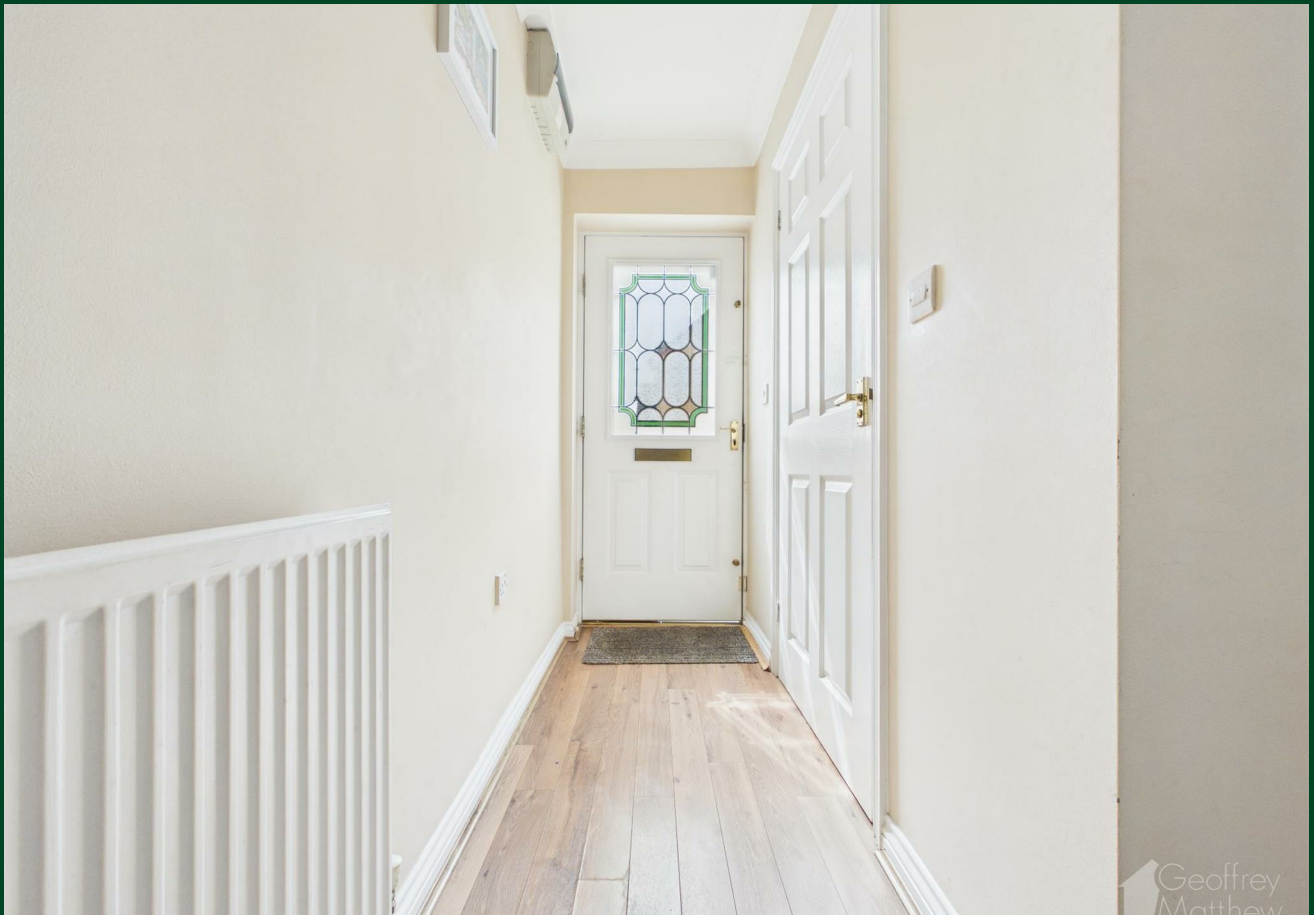
Rear Garden

Laid to Lawn, Patio Area, Timber Fencing, Outside Tap, 6 x 4 Shed, Upper Patio Area.

Local Information

Humber Court is a Highly Regarded Cul De Sac located on the very edge of Great Ashby only a short distance from the Villages of Chestfield, Graveley and Weston.





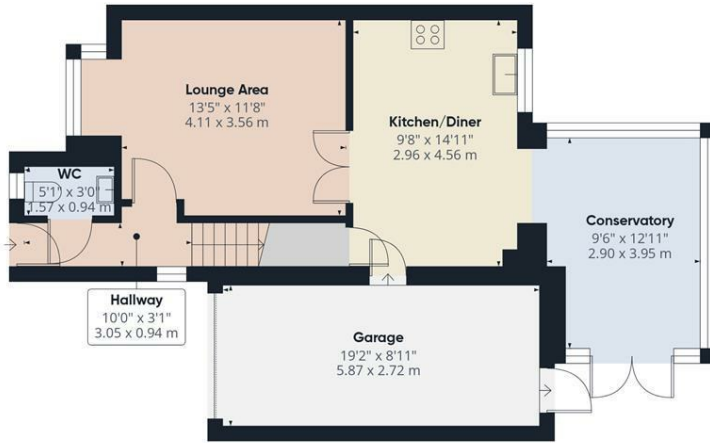
Geoffrey
Matthew



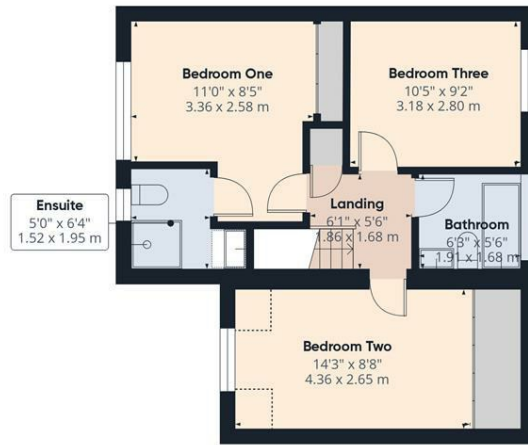
Geoffrey
Matthew



Floor Plan



Floor 0



Floor 1



Approximate total area¹⁾
1155 ft²
107.3 m²

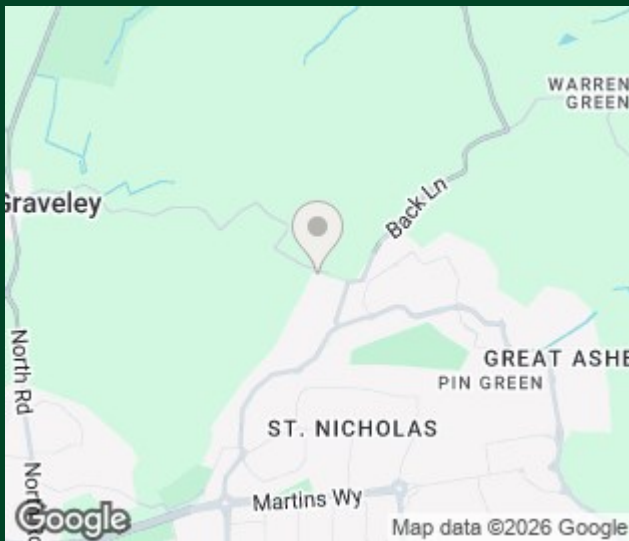
Reduced headroom
10 ft²
1 m²

(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.

GIRAFFE 360



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			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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.

Old Harlow: 01279 444988

Email: harlow@geoffreymatthew.co.uk

Great Ashby: 01438 740111

Email: greatashby@geoffreymatthew.co.uk