



Kenmare Close, Great Ashby, Stevenage,

Guide Price £625,000

 Geoffrey
Matthew

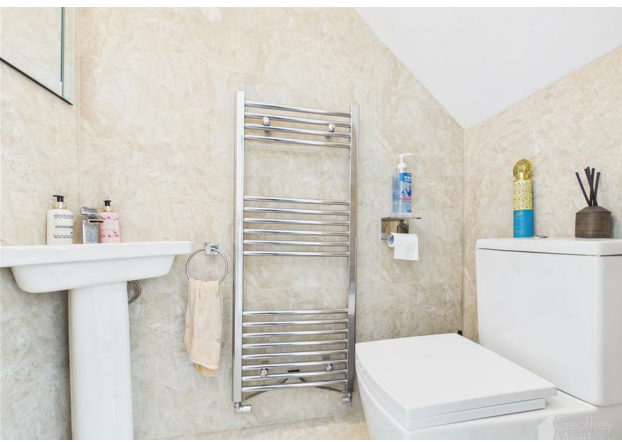


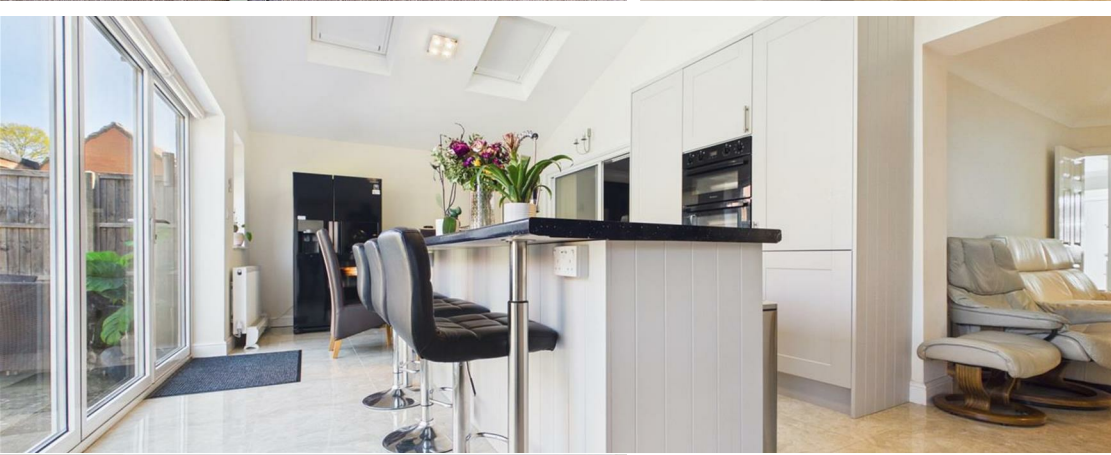
PEACEFULLY POSITIONED and MUCH IMPROVED & HUGELY EXTENDED Four Bedroom Executive Detached FAMILY HOME with DRIVEWAY THREE CARS Close to Open Countryside. Features include Large Porchway, 24ft OPEN PLAN FITTED KITCHEN AND DINING AREA with Central Island, Lounge Area, 2ND RECEPTION ROOM, DOWNSTAIRS OFFICE, Downstairs Cloakroom, Dining Room, Utility Room, FOUR DOUBLE BEDROOMS, TWO MODERNISED Ensuites and Family Bathroom, Rear Garden, Viewing Strongly Suggested.





- Peacefully Positioned, Much Improved and Hugely Extended Four Bedroom Executive Detached Home
- Driveway For Three Cars
- Close to Open Countryside on the Edge Of Great Ashby
- Extended Porchway
- 24ft Open Plan Kitchen and Dining Area with Central Island
- Lounge Area
- 2nd Reception Room
- Downstairs Office
- Utility Room
- Four Double Bedrooms, Two Ensuites and Family Bathroom







Entrance Hallway/Porch (Extension)

22'0 x 6'11 (6.71m x 2.11m)
Composite Door to Front Aspect, Coconut Matting, Double Glazed Window to Side Aspect, Double Panel Radiator, Porcelain Tiled Flooring, Under Floor Landing, Stairs to 1st Floor Landing.

Dining Room

16'9 x 8'2 (5.11m x 2.49m)
Double Panel Radiator, Double Glazed Window to Front Aspect, Coved Ceiling, T.V Point, Carpeted.

Downstairs W.C

5'3 x 2'10 (1.60m x 0.86m)
Low Level W.C, Hand Basin with Mixer Tap, Heated Towel, Porcelain Tiled Flooring, Extractor Fan.

Lounge Area

11'10 x 15'3 (3.61m x 4.65m)
Coved Ceiling, Double Panel Radiator, T.V Point, Fireplace and Wooden Mantle with Marble Surround, Single Panel Radiator.

Utility Room

4'9 x 5'9 (1.45m x 1.75m)
Porcelain Tiled Flooring, Tiled Splash Back, Space for Washing Machine, Roll Top Work Surfaces, Stainless Steel Sink and Mixer Tap, Wall Mounted Boiler, Door to Side Aspect, Consumer Unit, Space for Washing Machine, Wall Mounted Boiler.

Open Plan Kitchen and Dining Area (Extension)

24'5 x 12'0 (7.44m x 3.66m)
4 x Velux Electric Windows, Porcelain Tiled Flooring, Under Floor Heating, Space for Fridge/Freezer, Double Panel Radiator, Built in Zanussi Dishwasher, 5 Ring Bosch Gas Hob and Electric Oven, By Fold Doors to Rear Garden.

2nd Reception Room

12'10 x 8'8 (3.91m x 2.64m)
Double Panel Radiator, Porcelain Tiled Flooring, Coved Ceiling, T.V Point.

Downstairs Office

10'3 x 8'8 (3.12m x 2.64m)
Double Glazed Window to Front Aspect, Coved Ceiling, Single Panel Radiator.

Landing

4'8 x 9'3 (1.42m x 2.82m)
Doors to all rooms, Loft Access with Ladder, Single Panel Radiator, Airing Cupboard, Smoke Alarm.

Bedroom One and Ensuite

10'7 x 12'1 (3.23m x 3.68m)
Single Panel Radiator, Double Glazed Window to Front Aspect, Fitted Wardrobes, Door to Ensuite.

Ensuite - Low Level W.C, Wash Basin with Tiled Splash Back, Heated Towel Rail, LED Mirror, Shower Cubicle with Mains Shower, Double Glazed Window to Side Aspect, Extractor Fan.

Bedroom Two with Ensuite

9'0 x 8'5 (2.74m x 2.57m)
Single Panel Radiator, Double Glazed Window to Front Aspect, Fitted Wardrobes, Door to Ensuite.

Ensuite - Porcelain Tiled Flooring, Shower Cubicle with Mains Shower, LED Mirror, Extractor Fan, Double Glazed Window to Side Aspect.

Bedroom Three

10'3 x 12'7 (3.12m x 3.84m)
Double Glazed Window Rear Aspect, Single Panel Radiator.

Bedroom Four

7'9 x 11'9 (2.36m x 3.58m)
Single Panel Radiator, Double Glazed Window to Rear Aspect.

Bathroom

6'5 x 5'6 (1.96m x 1.68m)
Tiled Flooring, Double Glazed Window to Side Aspect, Bath with Mixer Tap, Heated Towel Rail, LED Mirror, Low Level W.C,

Rear Garden

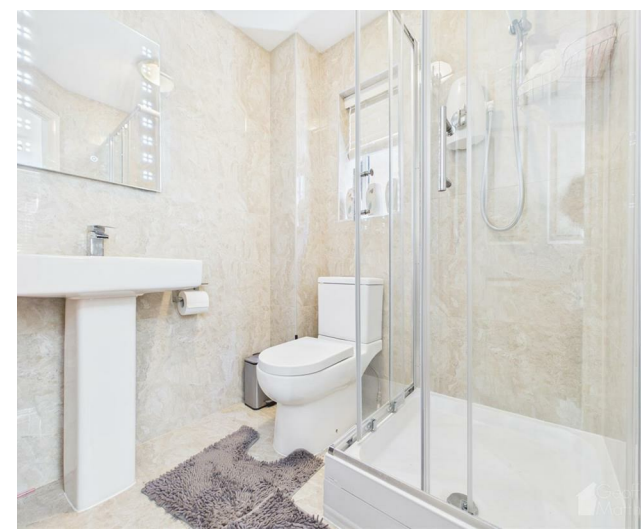
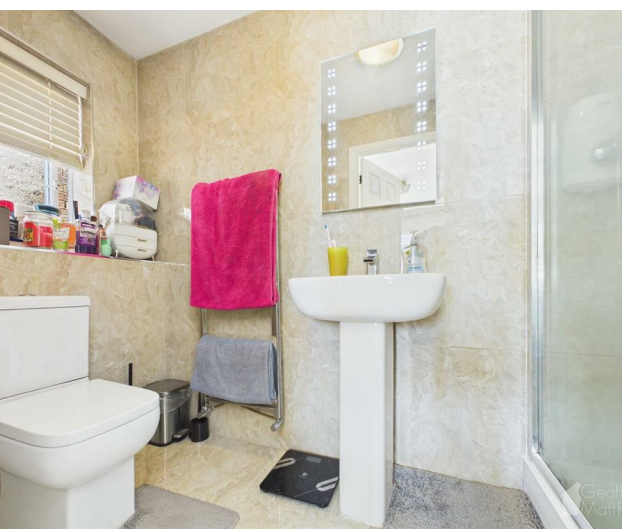
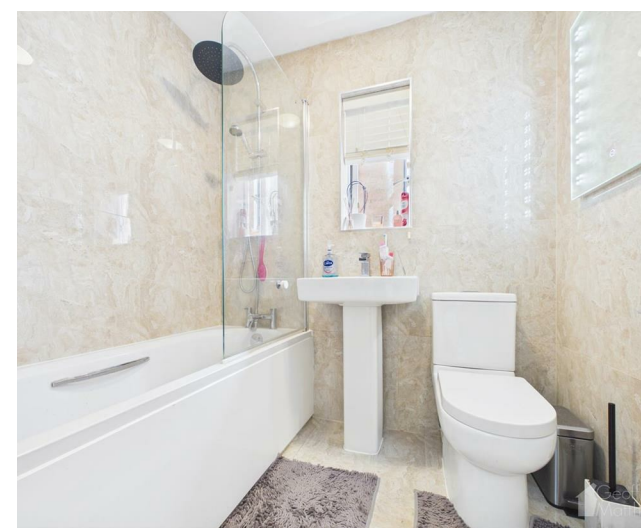
Patio Area, Laid to Lawn, 10 x 8 Shed, Outside Tap, Side Gated Access, Timber Fencing with Concrete Posts, Outside Lighting.

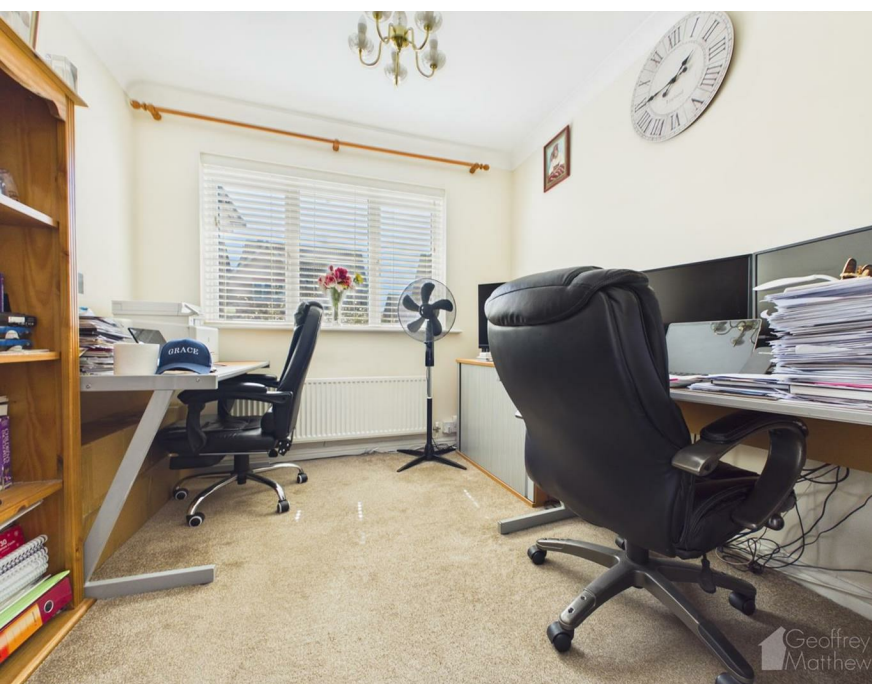
Front Driveway for 3 Cars

Block Paved Driveway for 3 Cars.

Local Information

Kenmere Close 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.





Council Tax Details

E

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(01-10) A
(81-91) B			(11-20) B
(69-80) C			(21-30) C
(55-68) D			(31-40) D
(39-54) E			(41-50) E
(29-38) F			(51-60) F
(15-28) G			(61-80) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		71	82

England & Wales

EU Directive 2002/91/EC

England & Wales

EU Directive 2002/61/EC

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