



## Pentland Rise, Great Ashby, Stevenage, SG1 6BW

PEACEFULLY LOCATED and Highly Desirable SPACIOUS TWO BEDROOM Croduce Built "SWEETLEAF" Semi Detached Home with GARAGE and DRIVEWAY Positioned on the Edge of Great Ashby. Features include FITTED KITCHEN/DINER, Lounge Area, Downstairs Cloakroom, TWO DOUBLE BEDROOMS, Family Bathroom and Ensuite to the Master Bedroom, Well Established Rear Garden, NO ONWARD CHAIN, Viewing Highly Recommended.

£384,995

# Pentland Rise, Great Ashby, Stevenage, SG1 6BW

- Peacefully Located and Highly Desirable Two Bedroom Semi Detached
- Garage and Driveway
- Fitted Kitchen/Diner
- Downstairs Cloakroom
- Family Bathroom and Ensuite
- Croudace Built Sweetleaf
- Positioned on the Edge of Great Ashby
- Lounge Area
- Two Double Bedrooms
- No Onward Chain

## Entrance Hallway

Double Door to Front Aspect, Single Panel Radiator, Coved Ceiling, Stairs to 1st Floor Landing, Spot Lighting.

## Downstairs Cloakroom

2'9 x 4'10 (0.84m x 1.47m )

Low Level W.C, Single Panel Radiator, Double Glazed Window to Front Aspect, Hand Basin with Tiled Splash Back.

## Kitchen/Diner

14'5 x 10'1 (4.39m x 3.07m )

Roll Top Work Surfaces, Cupboards at Eye and Base Level, Extractor Fan, Space for Fridge/Freezer & Washing Machine, Stainless Steel Sink and Mixer Tap, Wall Mounted Valliant ECO Fit Pure (Installed November 2025), Coved Ceiling, Double Panel Radiator, Bosch Gas Hob and Electric Oven (Installed in 2025), Tiled Splash Back.

## Lounge Area

11'1 x 15'5 (3.38m x 4.70m )

Double Glazed Window Front Aspect, Single Panel Radiator, T.V Point, Understairs Cupboard, Coved Ceiling, Smoke Alarm.

## Landing

8'4 x 3'0 (2.54m x 0.91m)

Doors to all rooms, Loft Access, Single Panel Radiator, Airing Cupboard.

## Bedroom One

9'2 x 10'0 (2.79m x 3.05m)

2 x Fitted Wardrobes, Coved Ceiling, Single Panel Radiator.

## Bedroom Two

14'5 x 8'4 (4.39m x 2.54m )

Single Panel Radiator, Double Glazed Window to Rear Aspect, Coved Ceiling.

## Ensuite

4'11 x 7'4 (1.50m x 2.24m )

Low Level W.C, Single Panel Radiator, Double Glazed Window to Front Aspect, Wash Basin with Hot & Cold Tap, Vanity Cupboard, Tiled Splash Back, Low Level W.C, Shower Cubicle, Extractor Fan, LED Spot Lighting.

## Bathroom

5'6 x 6'8 (1.68m x 2.03m )

Low Level W.C, Wash Basin and Hot and Cold Taps, Fully Tiled Surround, Single Panel Radiator, Shaver Point, LED Spot Lighting.

## Garage and Driveway

8'7 x 16'10 (2.62m x 5.13m )

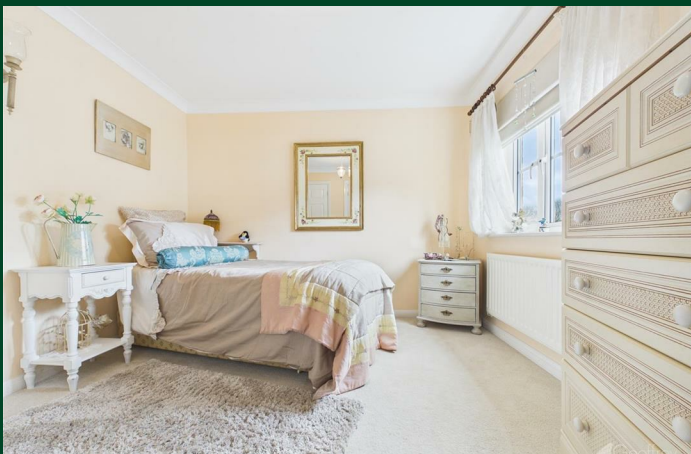
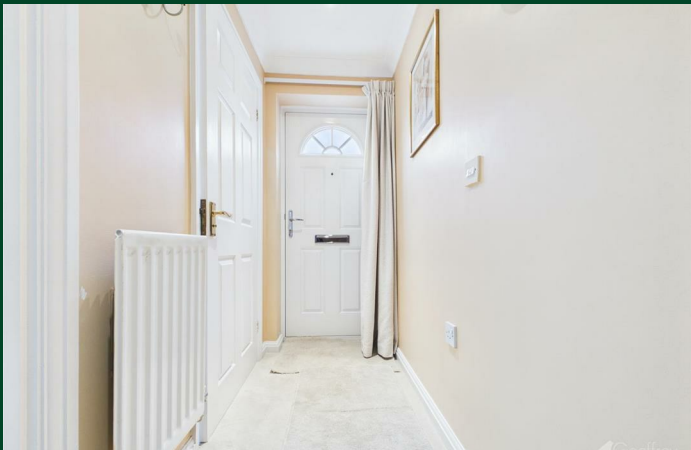
Power and Lighting, Metal Up and Over Door.

## Rear Garden

Patio Area, Laid to Lawn, Outside Tap, Timber Fencing, Door to Garage.

## Front Garden





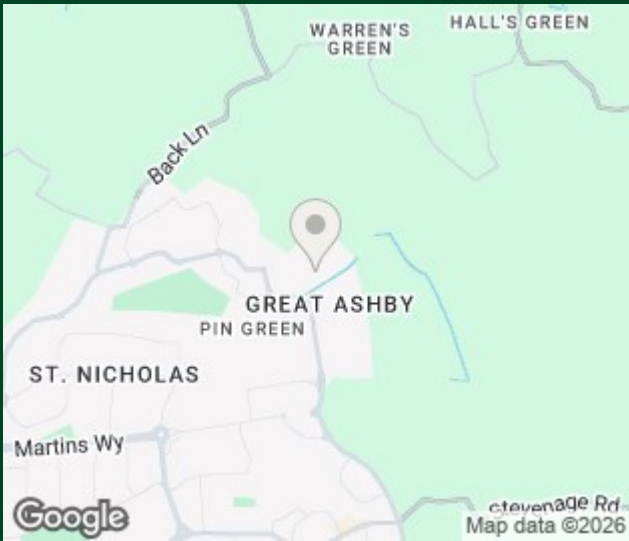








Floor Plan



Council Tax Details

Band: C

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		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 firms employment has the authority to make or give any representation or warranty in respect of the property.