



## Wansbeck Close, Great Ashby, Stevenage, SG1 6AB

GUIDE PRICE £330,000 - £340,000 SPACIOUS and EXCELLENTLY MAINTAINED Two Bedroom Home with ALLOCATED PARKING for TWO Cars situated on the Edge of Great Ashby. Features include, KITCHEN/DINER, Lounge Area, CONSERVATORY/UTILITY ROOM, Two Bedrooms, MODERN FITTED BATHROOM, Delightful Rear Garden, Double Glazed Throughout, Viewing Highly Suggested.

£330,000

# Wansbeck Close, Great Ashby, Stevenage, SG1 6AB

- Spacious and Excellently Maintained Two Bedroom Home
- Situated on the Edge Of Great Ashby
- Lounge Area
- Two Double Bedrooms
- Delighted Rear Garden
- Allocated Parking for Two Cars
- Kitchen/Diner
- Conservatory/Utility Area
- Modern Fitted Bathroom
- Viewing Highly Recommended

## Entrance Hallway

5'11 x 4'1 (1.80m x 1.24m )

Single Panel Radiator, Laminate Flooring, Stairs to 1st Flooring, Coconut Matting.

## Lounge Area

14'3 x 9'11 (4.34m x 3.02m)

Laminate Flooring, Double Glazed Window to Front Aspect, Double Panel Radiator, T.V Point, Coved Ceiling, Under Stairs Cupboard.

## Kitchen/Diner

9'7 x 13'2 (2.92m x 4.01m )

Laminate Flooring, Coved Ceiling, Single Panel Radiator, Cupboards at Eye and Base Level, Roll Top Work Surfaces, Electric Hob, Space for Fridge/Freezer, Coved Ceiling, Electric Oven, Stainless Steel Sink and Mixer Tap.

## Conservatory/ Utility Area

7'6 x 11'2 (2.29m x 3.40m )

Roll Top Work Surfaces, Laminate Flooring, Double French Doors Opening to Garden.

## Landing

6'2 x 6'2 (1.88m x 1.88m)

Doors to all rooms, Loft Access, Smoke Alarm.

## Bedroom One

11'0 x 13'1 (3.35m x 3.99m )

Single Panel Radiator, Double Window to Front Aspect, Broadband Connection, Over Stairs Cupboard, Coved Ceiling, Valliant Combi Boiler (Installed in 2022)

## Bedroom Two

12'8 x 6'6 (3.86m x 1.98m )

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

## Family Bathroom

6'1 x 6'4 (1.85m x 1.93m )

Enclosed Low Level W.C, Heated Towel Rail, LED Mirror, Wash Basin with Mixer Tap, Double Glazed Window to Rear Aspect, Fully Tiled Splash Back, Tiled Vinyl Flooring, Bath and Mixer Tap.

## Rear Garden

Patio Area, Artificial Grass, Rear Gated Access, Timber Fencing, Outside Tap, Outside Lighting and Socket.

## Two Allocated Parking Spaces

Two Space are allocated to this property (one as per photo)

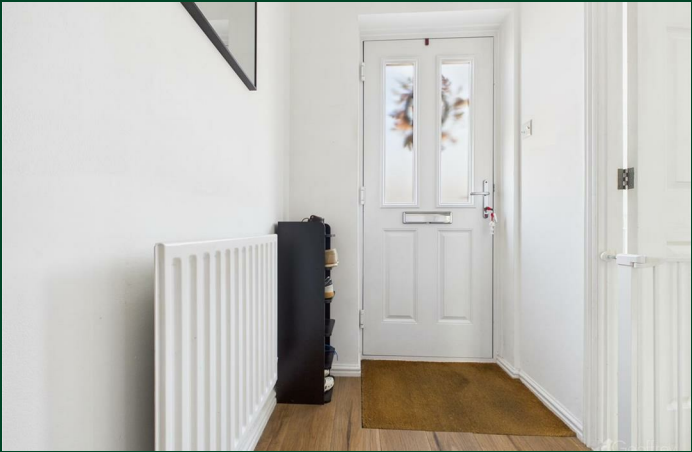
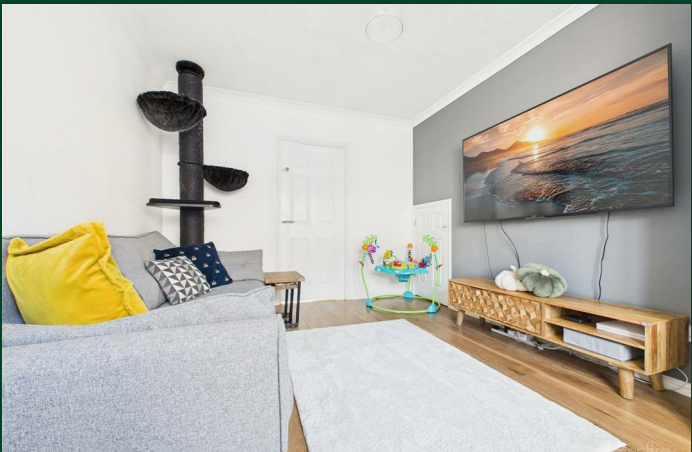
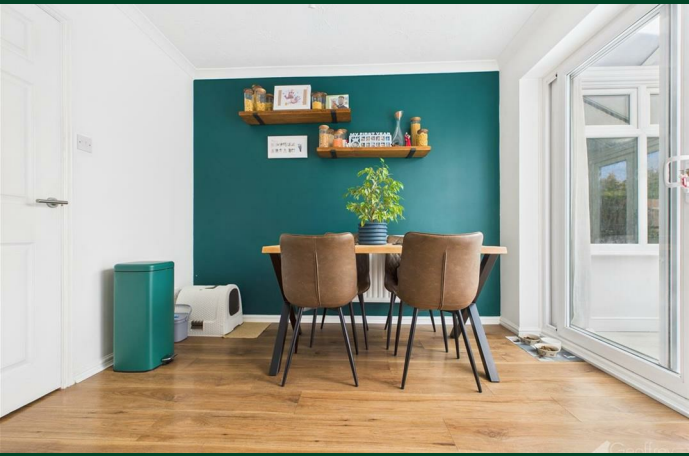
## Local Information

Wansbeck Close is situated on the edge of Great Ashby and overlooks Canterbury Park which is ideal for Dog Walkers and Children.

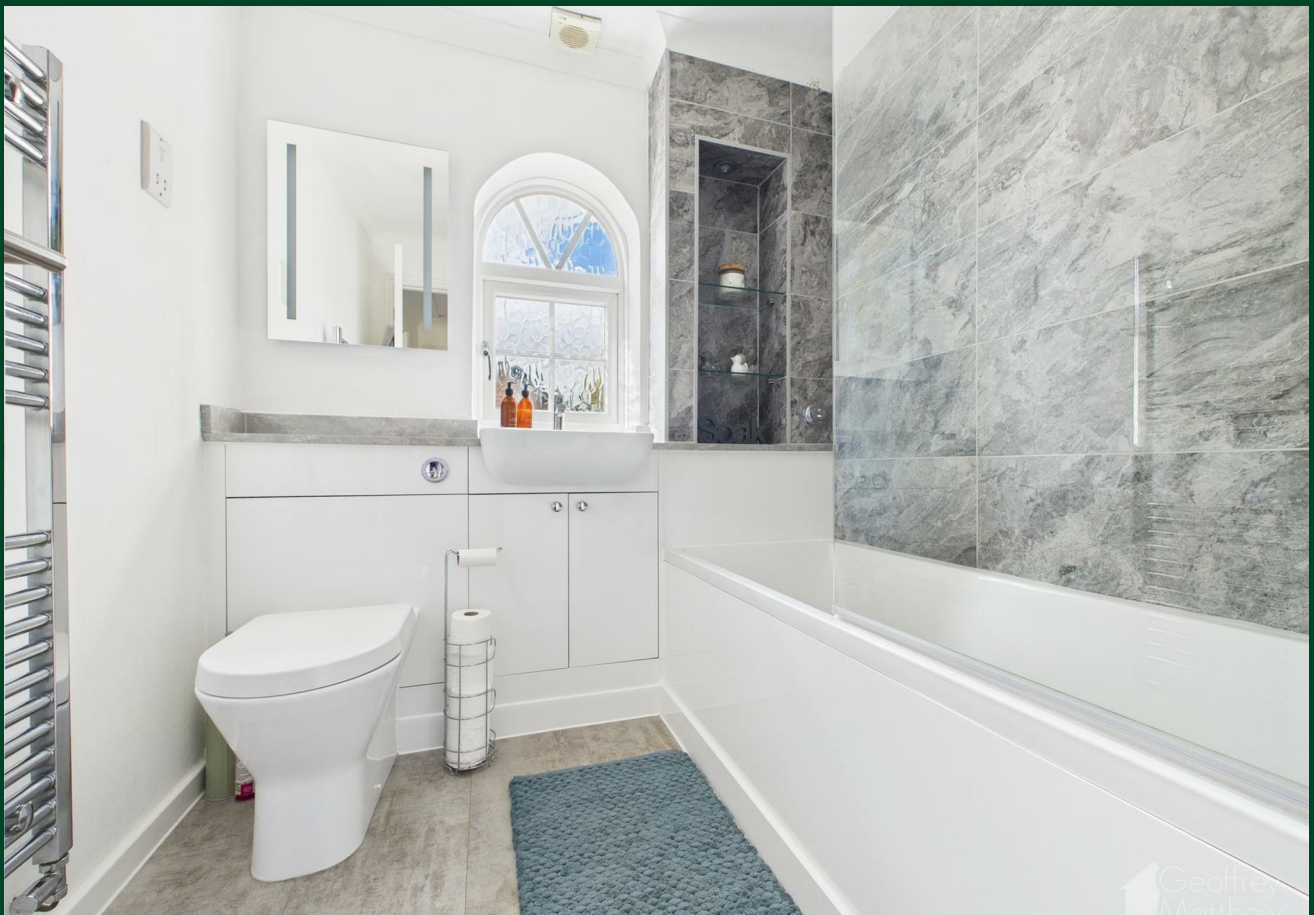
## Front Garden

Slated Area, (Note EV Charger is NOT INCLUDED).







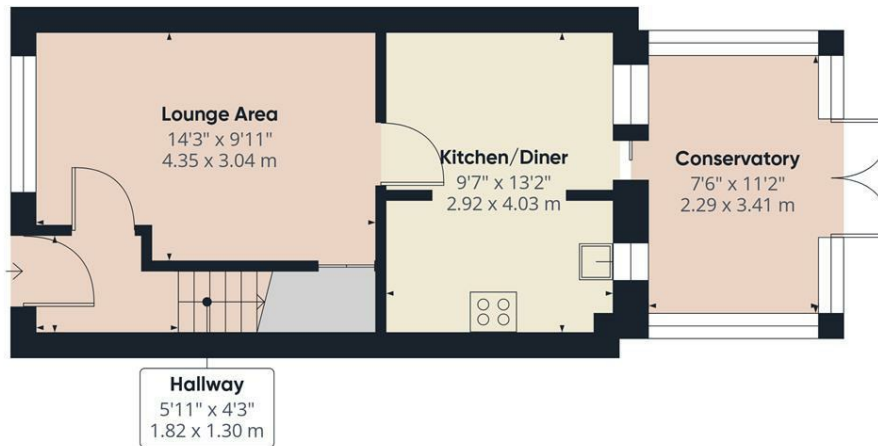








## Floor Plan

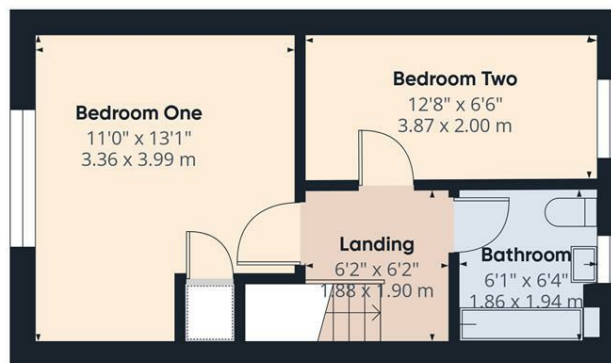


**Approximate total area<sup>(1)</sup>**

684 ft<sup>2</sup>

63.4 m<sup>2</sup>

### Floor 0

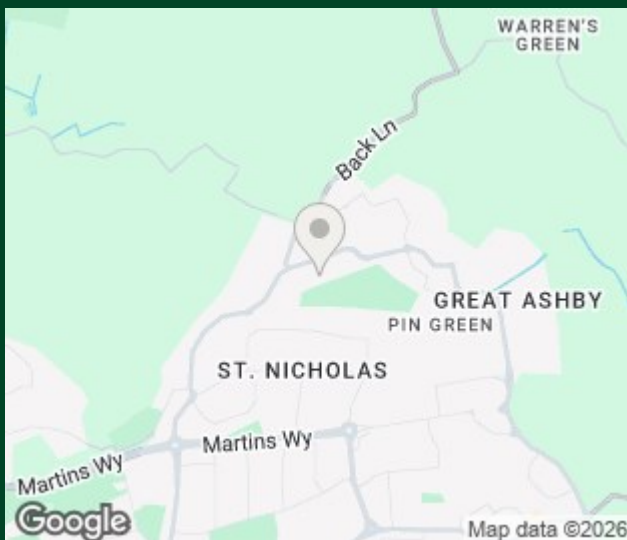


### Floor 1

(1) Excluding balconies and terraces

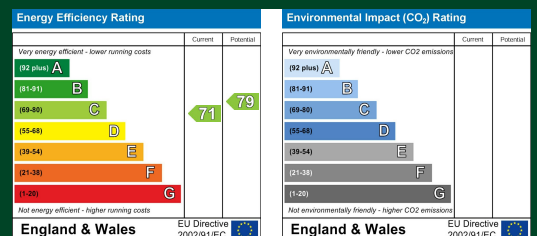
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Council Tax Details

Band: C



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Old Harlow: 01279 444988      Email: [harlow@geoffreymatthew.co.uk](mailto:harlow@geoffreymatthew.co.uk)  
Great Ashby: 01438 740111      Email: [greatashby@geoffreymatthew.co.uk](mailto:greatashby@geoffreymatthew.co.uk)