

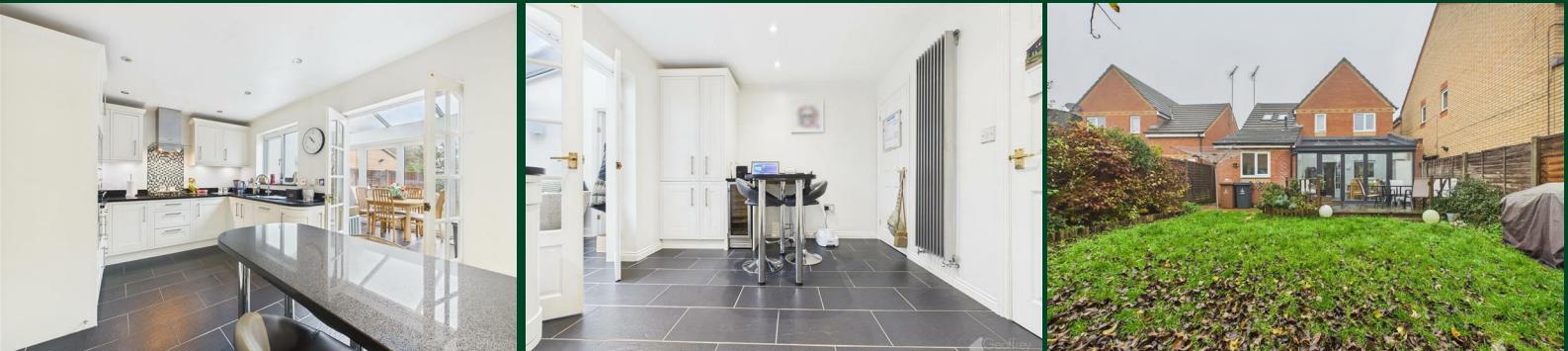


Riccat Lane, Great Ashby, Stevenage, SG1 3XY

£500,000



PEACEFULLY POSITIONED, SPACIOUS and WELL PRESENTED Four Bedroom DETACHED FAMILY HOME with DRIVEWAY close to 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, Utility Room, Four Bedrooms, Fitted Ensuite and Family Bathroom, Spacious Rear Garden, Viewing Strongly Suggested with NO ONWARD CHAIN.



Entrance Hallway 3'11 x 10'0 (1.19m x 3.05m)
 Double Glazed Door to Front Aspect, Laminate Flooring, Stairs to 1st Floor Landing, Coved Ceiling, Coved Ceiling, Consumer Unit.

Downstairs Cloakroom 3'0 x 5'3 (0.91m x 1.60m)
 Low Level W.C, Double Glazed Window to Front Aspect, Wash Basin with Tiled Splash Back and Mixer Tap, Tiled Flooring, Single Panel Radiator.

Lounge Area with Bay Window 11'6 x 13'4 (3.51m x 4.06m)
 Double Panel Radiator, Bay Window to Front Aspect, T.V Point, Single Panel Radiator, Electric Fire Place with Wooden Surround.

Kitchen/Diner 14'11 x 9'9 (4.55m x 2.97m)
 Led Spot Lighting, Quartz Work Surfaces, Modern Radiator, Zanussi Extractor Fan, Gas Hob and Oven, Wine Rack, One and Half Bowl Sink, Double Glazed Window to Rear Aspect, Tiled Flooring, Under Stairs Cupboard, Tiled Flooring.

Conservatory 15'3 x 9'9 (4.65m x 2.97m)
 Tiled Flooring, French Sliding Doors Opening to Rear Garden, T.V Point.

Utility Room 9'1 x 8'0 (2.77m x 2.44m)
 Tiled Flooring, Roll Top Work Surfaces, Extractor Fan, Double Glazed Door to Side Aspect, Loft Access, Stainless Steel Sink and Mixer Tap, Space for Washing Machine and Tumble Dryer.

Garage 8'11 x 19'2 (2.72m x 5.84m)
 Power and Lighting, Metal Up and Over Door, Wall Mounted Valliant Boiler.

Landing 9'3 x 6'0 (2.82m x 1.83m)
 Doors to all Rooms, Smoke Alarm, Single Panel Radiator, Loft Access, Airing Cupboard.

Bedroom One with Ensuite 8'4 x 10'11 (2.54m x 3.33m)
 Laminate Flooring, Double Fitted Wardrobes, Single Panel Radiator, Double Glazed Window to Front Aspect, T.V Point.

Ensuite 6'3 x 4'11 (1.91m x 1.50m)
 Shower Cubicle with Mains Shower, Extractor Fan, Low Level W.C, Double Glazed Window to Front Aspect, Spot Lighting, Wash Basin with Tiled Splash Back and Mixer Tap, Heated Towel Rail.

Bedroom Two 8'11 x 10'3 (2.72m x 3.12m)
 Single Panel Radiator, Double Glazed Window to Rear Aspect.

Bedroom Three with Bay Window 8'7 x 10'9 (2.62m x 3.28m)
 Bay Window to Front Aspect, Single Panel Radiator, T.V Point.

Bedroom Four 8'7 x 7'10 (2.62m x 2.39m)
 Double Panel Radiator, 2 x Velux Window to Rear Aspect, Laminate Flooring.

Bathroom 5'8 x 6'1 (1.73m x 1.85m)
 Tiled Flooring, Low Level WC, Wash Basin with Mixer Tap, Bath and Mixer Tap, Extractor Fan, LED Spot Lighting, Heated Towel Rail, Fully Tiled Surround.

Rear Garden
 Decking Area, Laid to Lawn, Timber Fencing, Side Gated Access, Outside Tap, Outside Lighting.

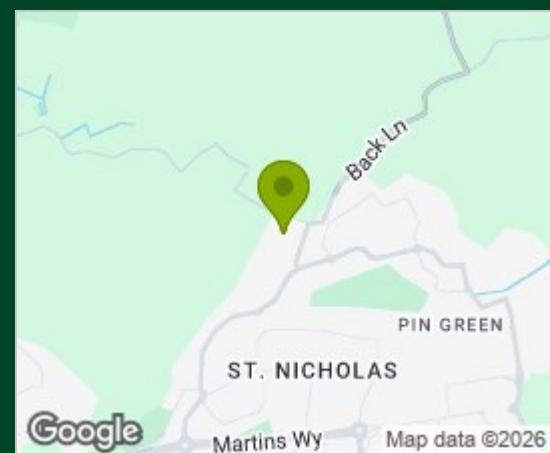
Driveway to Front
 Driveway in front of the garage.

Local Information
 Severn Way is a peaceful location on the Edge of Great Ashby within easy reach of Open Countryside with walks to Weston and Graveley Villages.

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.

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Area Map



Floor Plans



Energy Efficiency Graph

