



## Fairfield Way, Great Ashby, Stevenage, SG1 6BG

SPACIOUS and MODERNISED Two Bedroom Property with DOUBLE WIDTH DRIVEWAY for TWO CARS situated a highly regarded location in Great Ashby. Features include ,FITTED 13FT KITCHEN/DINER, Conservatory, Lounge Area, TWO DOUBLE BEDROOMS, FITTED BATHROOM and ENSUITE TO MASTER BEDROOM, Delightful Rear Garden, VIEWING STRONGLY RECOMENDED.

Offers Over £340,000

# Fairfield Way, Great Ashby, Stevenage, SG1 6BG

- Spacious and Modern Two Bedroom Property
- Lounge Area
- 13Ft Kitchen/Diner
- Fitted Bathroom and Ensuite to Master
- Peaceful Cul De Sac Setting
- Double Width Driveway for Two Cars
- Conservatory
- Two Double Bedrooms
- Delightful Rear Garden
- Highly Regarded Great Ashby Location

## Entrance Hallway

5'1 x 4'2 (1.55m x 1.27m )

Hardwood Door to Front Aspect, Laminate Flooring, Single Panel Radiator, Stairs to 1st Floor Landing.

## Lounge Area

14'10 x 10'6 (4.52m x 3.20m )

2 x Single Panel Radiator, Double Glazed Window to Front Aspect, T.V Point, Smoke Alarm.

## Kitchen/Diner

13'6 x 8'8 (4.11m x 2.64m )

Cupboards at Eye and Base Level, Single Panel Radiator, Built in Dishwasher and Dishwasher, Tiled Flooring, Gas Hob and Electric Oven, Tiled Splash Back, Wall Mounted Combi Eco, Stainless Steel Sink and Mixer Tap, Extractor Fan, Space for Fridge/Freezer, Understairs Cupboard with Consumer Unit, Double Glazed Window to Rear Aspect.

## Conservatory

9'4 x 7'7 (2.84m x 2.31m )

A great additional space, with French patio doors to the garden space, wall lighting and power points.

## Landing

5'3 x 3'4 (1.60m x 1.02m )

Doors to all rooms, Loft Access.

## Bedroom One

11'6 x 10'6 (3.51m x 3.20m )

Wood Panelled Wall, Single Panel Radiator, Double Glazed Window to Front Aspect, Fitted Wardrobes, Door to Ensuite.

## Ensuite

5'2 x 4'10 (1.57m x 1.47m )

Low Level W.C, Single Panel Radiator, Wash Basin with Mixer Tap, Shower Cubicle with Mains Shower, Extractor Fan, Tiled Surround, Vinyl Flooring, Vanity Cupboard.

## Bedroom Two

9'10 x 7'2 (3.00m x 2.18m )

Single Panel Radiator, Double Glazed Window Rear Aspect, Fitted Wardrobe.

## Bathroom

6'3 x 5'11 (1.91m x 1.80m )

Low Level W.C, Bath and Mixer Tap, Wash Basin, Mixer Tap and Shower Attachment, Vinyl Flooring, Extractor Fan, Double Glazed Window to Rear Aspect.

## Rear Garden

Patio Area, Laid to Lawn, Storage Unit, Outside Tap, Rear Gated Access, Timber Fencing, Timber Fencing.

## Driveway for Two Cars

Driveway to the front of the property for two cars which are side by side.

## Local Information

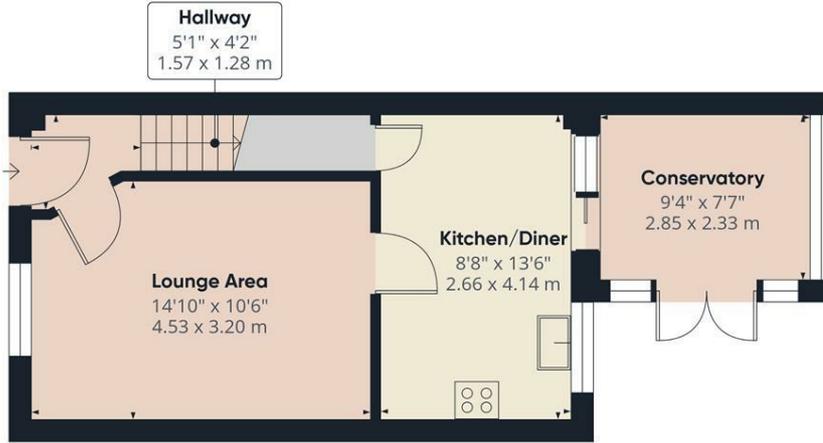
This Property located in Great Ashby which is close to Country Walks via the bridle path and Bus Links which connects to the New Town and Train Station.





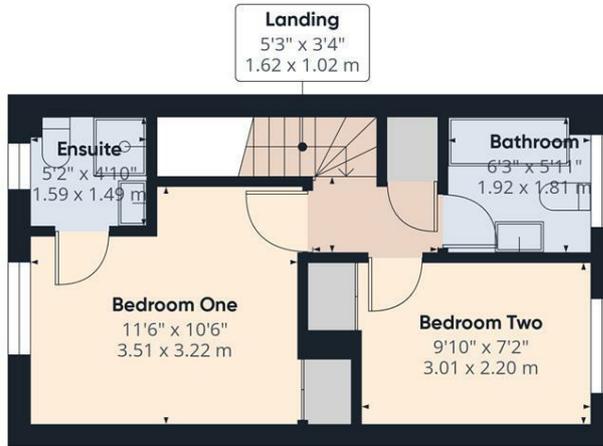


# Floor Plan



Floor 0

Approximate total area<sup>m</sup>  
668 ft<sup>2</sup>  
62.1 m<sup>2</sup>



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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [92 plus] <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions [82 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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