



Swale Close, Great Ashby, Stevenage, SG1 6DF

GUIDE PRICE £390,000 - £400,000 SPACIOUS and PEACEFULLY POSITIONED Three Bedroom SEMI DETACHED Family Home with GARAGE and DRIVEWAY for TWO CARS situated on the edge of Great Ashby with RURAL FAR REACHING VIEWS. Feature include FITTED KITCHEN, Lounge and Dining Room, Downstairs Cloakroom, LARGE CONSERVATORY, Three Sizable Bedrooms, FITTED BATHROOM and ENSUITE, Viewing Highly Recommended.

Guide Price £390,000

Swale Close, Great Ashby, Stevenage, SG1 6DF

- Spacious Three Bedroom Semi Detached Family Home
- Rural Far Reaching Views
- Lounge and Dining Room
- Large Conservatory
- Fitted Bathroom and Ensuite
- Garage and Driveway for Two Cars
- Fitted Kitchen
- Downstairs Cloakroom
- Three Sizable Bedrooms
- Attached Garage & Driveway

Accommodation Comprises:

Double glazed door into entrance hallway, slate tiled flooring, coving to ceiling, doors to Downstairs Cloakroom, Kitchen and Lounge, stairs to first floor landing.

Downstairs Cloakroom

Slate tiled flooring, WC, pedestal wash basin, single panel radiator.

Kitchen

10'9" x 6'8" (3.28 x 2.03)

Slate tiled flooring, UPVC double glazed window to front aspect, range of base and eye level cupboard and drawer units with new roll edge work surfaces, integral oven and grill with gas hob and extractor hood over, 1 & ½ bowl stainless steel sink and drainer with mixer tap, space for washing machine and tall standing fridge freezer, ceiling spotlights, new boiler, Wall Mounted Worcester Boiler.

Lounge

13'5" x 14'2" (4.09 x 4.32)

Fitted carpet, UPVC double glazed window to rear aspect, French doors to Conservatory, TV and telephone points, x2 single panel radiators, coving to ceiling, door to under stairs storage cupboard.

Conservatory

15'5" x 10'1" (4.70 x 3.07)

Slate tiled flooring, brick built base and UPVC double glazed windows and French doors to rear garden.

Stairs to first floor landing.

Fitted carpet, UPVC double glazed window to front aspect, single panel radiator, coving to ceiling, doors to storage cupboard and Bedroom 2, 3 and Family Bathroom, stairs to second floor landing.

Bedroom Two

14'2" x 9'0" (4.32 x 2.74)

Fitted carpet, UPVC double glazed window to rear aspect, coving to ceiling, single panel radiator, TV point, double doors to wardrobe space.

Bedroom Three

8'2" x 7'6" (2.49 x 2.29)

Fitted carpet, UPVC double glazed window to front aspect, TV point, single panel radiator.

Family Bathroom

Slate tiled flooring, WC, pedestal wash basin, panelled bath with shower attachment, heated towel rail, ceiling spotlights, extractor fan, partially tiled walls.

Stairs to second floor landing.

Fitted carpet, door to Bedroom 1.

Bedroom One

10'7" x 10'2" (3.23 x 3.10)

Fitted carpet, UPVC double glazed dormer window to front aspect, single panel radiator, TV point, double doors to wardrobe space, dwarf door to roof storage eaves, door to airing cupboard, door to En-Suite.

En-Suite

Tiled flooring, WC, pedestal wash basin, shower cubicle with power shower over, ceiling spotlights, New Mirror, heated towel rail, partially tiled walls, extractor fan.

Rear Garden

Newly Lawned Area with circular patio seating area, timber fence perimeter, personal door into garage rear.

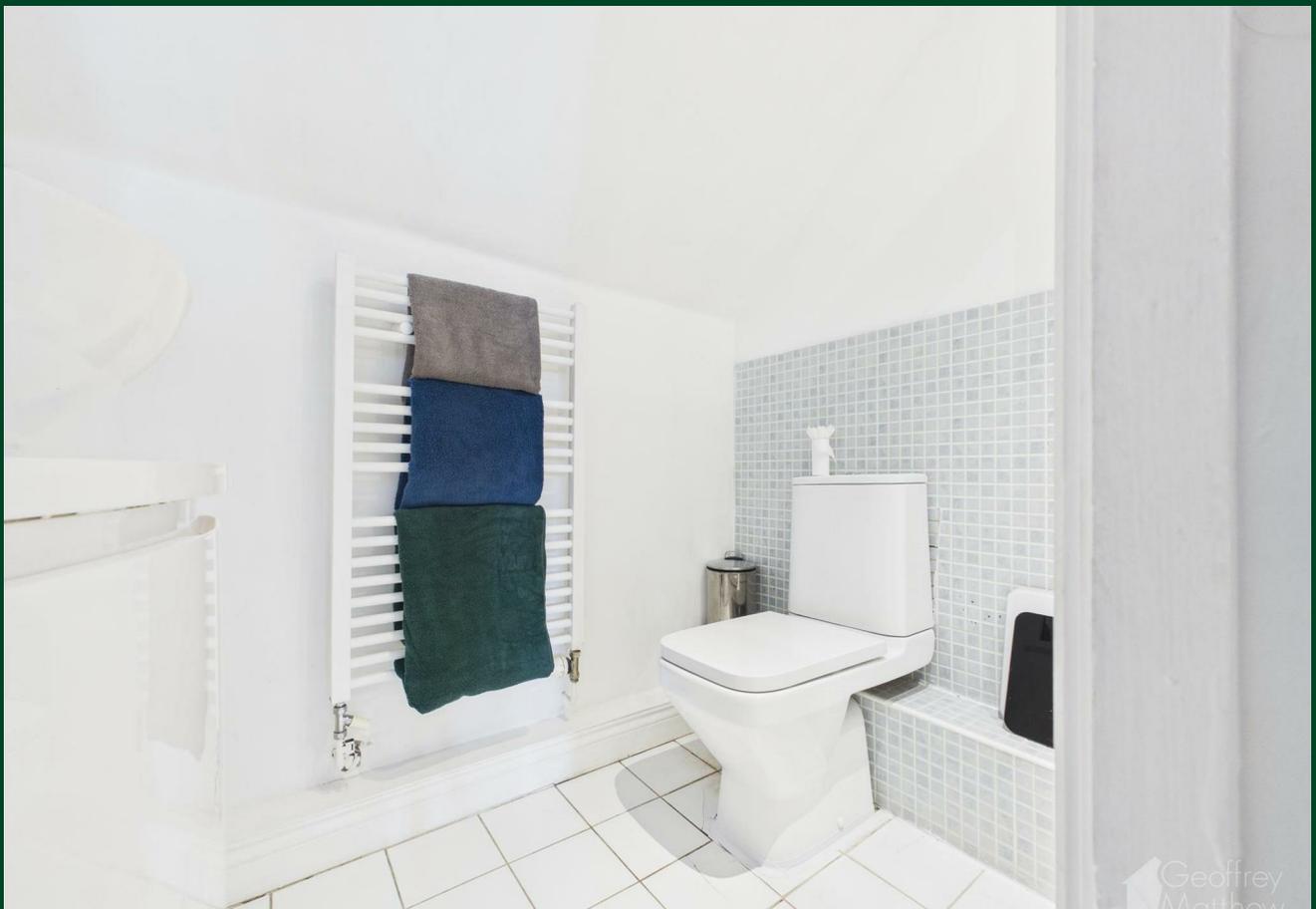
Garage & Parking

Attached, metal up and over door, power and lighting, personal door to rear garden. Driveway in front.

Local Information

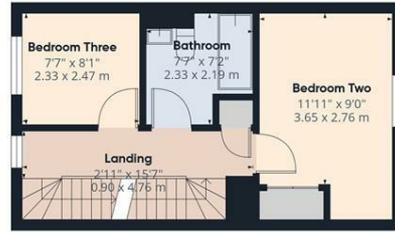
Swale Close is on the edge of Great Ashby offering excellent rural walks across countryside towards Weston and Graveley, this particular property has rural views over countryside.







Floor Plan



Approximate total area⁽¹⁾
 1142 ft²
 106.1 m²

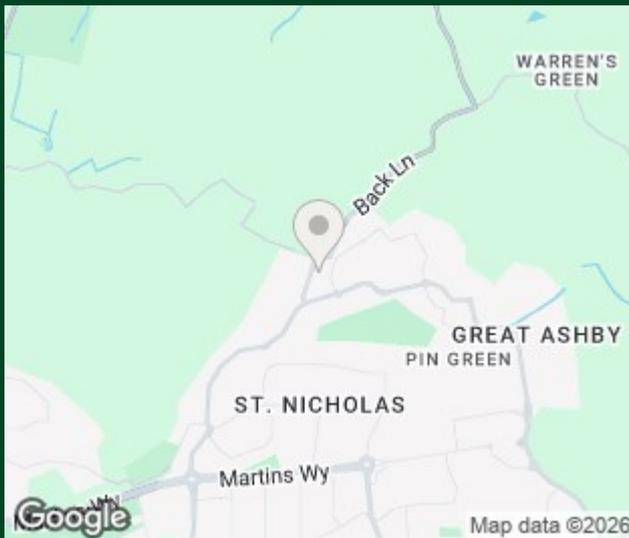
Reduced headroom
 14 ft²
 1.3 m²

(1) Excluding balconies and terraces.

Reduced headroom
 Below 5 ft/1.5 m

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

GIRAFFE 360



Council Tax Details

Band: C

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
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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