

Fairfield Way, Great Ashby, Stevenage, SG1 6BG

GUIDE PRICE £350,000 - £365,000 TRULY ASTONISHING FULLY MODERNISED Two Bedroom Home with Double Width PARKING FOR TWO CARS Located at the End Of a Peaceful Cul De Sac in the Heart of Great Ashby. Features include Luxury HACKER KITCHEN with Breakfast Bar and GRANITE WORKSURFACES, Lounge Area, Solidly Constructed Conservatory, TWO SPACIOUS BEDROOMS, Luxury Bathroom with FREE STANDING BATH and Ensuite, LANDSCAPED REAR GARDEN, Viewing Strongly Recommended to appreciate this Wonderful Property.

Guide Price £350,000

Fairfield Way, Great Ashby, Stevenage, SG1 6BG

- Truly Astonishing Fully Modernised Two Bedroom Home
- Located at the End Of a Peaceful Cul De Sac in the Heart of Great Ashby
- Lounge Area
- Two Spacious Bedrooms
- Landscaped Garden
- Double Width Parking for Two Cars
- Luxury Hacker Kitchen with Breakfast Bar with Granite Work Surfaces
- Solidly Constructed Conservatory
- Luxury Bathroom with Free Standing Bath
- Viewing Strongly Recommended to appreciate this Wonderful Property

Entrance Hallway

4'2 x 5'5 (1.27m x 1.65m)

Composite Door to Front Aspect, Double Panel Radiator, Stairs to 1st Floor Landing, Solid Oak Flooring, Carpeted.

Lounge Area

10'5 x 14'9 (3.18m x 4.50m)

Single Panel Radiator, Double Glazed Window to Front Aspect, T.V Point, Smoke Alarm, Heating Control, Single Panel Radiator, Solid Oak Flooring.

Hacker Fitted Kitchen/Breakfast Room

13'6 x 8'9 (4.11m x 2.67m)

Toronto Cognac Vintage Oak Styled Kitchen, Solid Oak Flooring, LED Spot Lighting, Built in Siemens Cooker, Granite Work Surfaces, Candy Wine Cooler, Under Stairs Cupboard, Stainless Steel Sink, Glass Splash Back, Mixer Tap, Stainless Steel Sockets, Built in Neff Washing Machine, Neff Induction Hob, Neff Slimline Dishwasher, Curved Modern Radiator, Infinity Water Softener.

Conservatory / Bar Area

12'7 x 9'8 (3.84m x 2.95m)

Electric Radiator, Laminate Flooring, Double Doors Opening to Garden.

Landing

3'4 x 5'4 (1.02m x 1.63m)

Laminate Flooring, Loft Access with Ladder.

Bedroom One

10'9 x 11'8 (3.28m x 3.56m)

Laminate Flooring, Fitted Wardrobes, Single Panel Radiator, Double Glazed Window to Front Aspect, Door to Ensuite.

Ensuite

4'11 x 5'3 (1.50m x 1.60m)

Porcelain Tiled Flooring, Low Level W.C, Heated Towel

Rail, Touch LED Mirror, Water Resistant Wall Panels, Shower Cubicle with Digital Man Shower and Rainfall Head, Extractor Fan, LED Spot Lighting.

Bedroom Two (Dressing Area)

5'2 x 9'8 (1.57m x 2.95m)

Hammonds Fitted Wardrobes (Installed in 2024) Double Glazed Window to Rear Aspect, Laminate Flooring.

Luxury Bathroom with Freestanding Bath

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

Free Standing Bath, Mood Lighting, Low Level W.C, Wash Basin and Mixer Tap, Heated Towel Rail, Double Glazed Window to Rear Aspect, LED Touch Mirror, Porcelain Tiled Flooring.

Landscaped Rear Garden

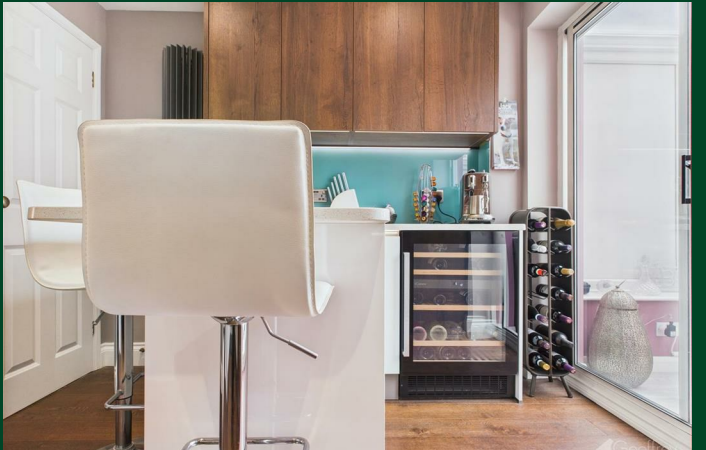
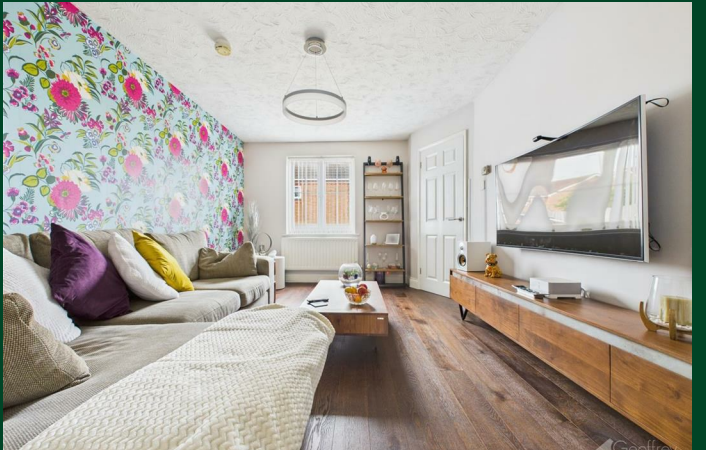
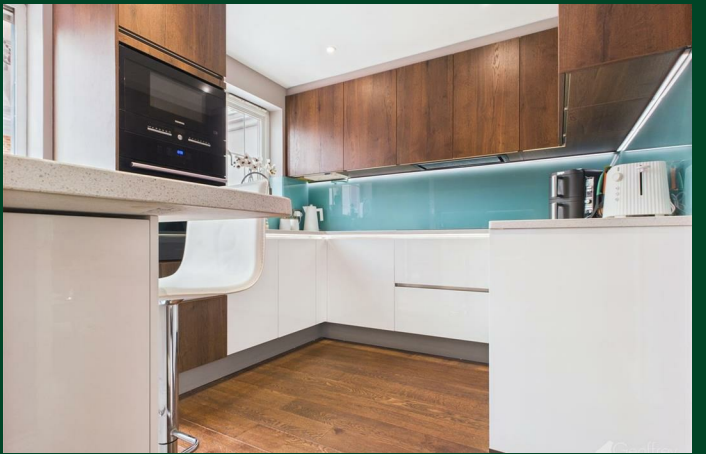
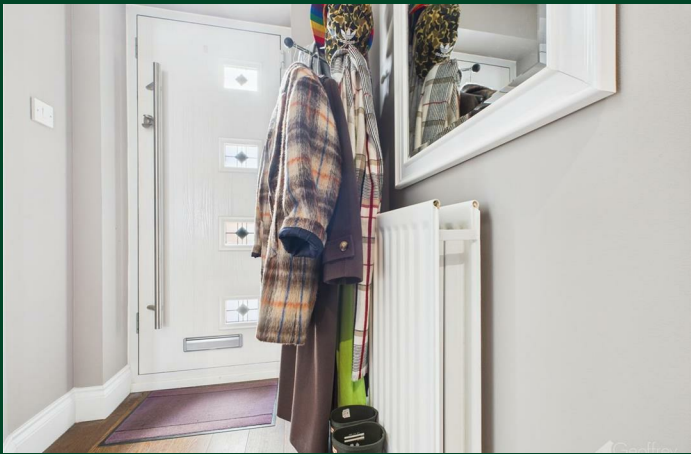
Composite Decking Area, Timber Fencing, Down Lighters, Rear Gated Access, Artificial Grass, Storage Unit, Outside Tap.

Front Double Width Driveway for Two Cars

Parking for Two Cars at the front of the property.

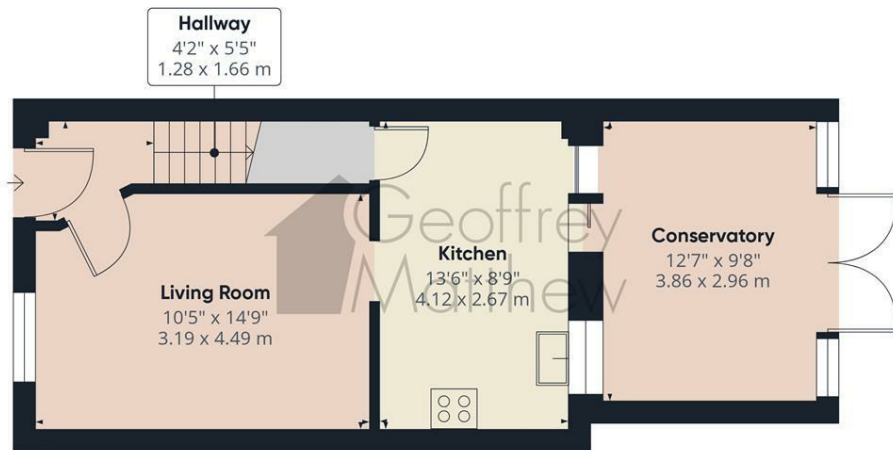
Local Information

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

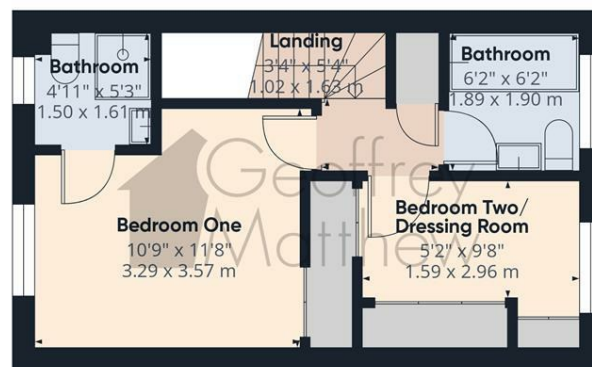


Floor 0



Approximate total area⁽¹⁾

731 ft²
67.9 m²



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

Rating	Energy consumption (kWh/m²/yr)	Running Costs
A	≤ 45	Very energy efficient - lower running costs
B	46-55	
C	56-65	
D	66-75	
E	76-85	
F	86-95	
G	≥ 96	Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating	CO ₂ emissions (kg/m²/yr)	Running Costs
A	≤ 50	Very environmentally friendly - lower CO ₂ emissions
B	51-55	
C	56-60	
D	61-65	
E	66-70	
F	71-75	
G	≥ 76	Not environmentally friendly - higher CO ₂ emissions

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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