



## Mendip Way, Great Ashby, Stevenage, SG1 6GY

GUIDE PRICE £470,000 - £495,000 EXCEPTIONALLY PRESENTED and Rarely Built SPACIOUS THREE/FOUR Bedroom SEMI DETACHED FAMILY HOME situated on Edge of GREAT ASHBY with GARAGE and DRIVEWAY. Features include OPENPLAN WREN FITTED KITCHEN/DINER with Central Island, Newly Fitted Boiler, Dining Area with BAY WINDOW, Downstairs Cloakroom, THREE DOUBLE BEDROOMS With TWO ENSUITES, and Family Bathroom, WONDERFUL LOW MAINTENANCE REAR GARDEN, VIEWING HIGHLY RECOMMENDED

Guide Price £470,000

# Mendip Way, Great Ashby, Stevenage, SG1 6GY

- Exceptionally Presented and Rarely Built Spacious Three/Four Bedroom Semi Detached
- Garage and Driveway
- Newly Fitted Boiler
- Downstairs Cloakroom
- Family Bathroom
- Situated on the Edge of Great Ashby
- Open Plan Fitted Wren Kitchen/Breakfast Room with Central Island
- Dining Area with Bay Window
- Three Double Bedrooms and Two Ensuities
- Wonderful Low Maintenance Garden

## Entrance Hallway

Laminate Flooring, Double Panel Radiator, Coved Ceiling, Spot Lighting, Smoke Alarm, Main Heating Control, Stairs to 1st Floor Landing, Composite Door to Front Aspect, Coat Cupboard with Consumer Unit, Hive Heating Control.

## Downstairs W.C

Low Level W.C, Hand Basin with Tiled Splash Back, Extractor Fan, Single Panel Radiator.

## Open Plan Wren Kitchen Area with Central Island

15'9 x 13'10 (4.80m x 4.22m)

Roll Top Work Surfaces, Cupboards at Eye and Base Level, Breakfast Bar with Central Island and Hot Plate Stands, Neff Induction Hob, Built in Double Oven, Built-in Steamer, fan oven and microwave, 1 and Half Bowl Sink and Drainer, Pull Out Bins, Built in Indesit Dishwasher, Wall Mounted Digital Worcester Green Star Max 1 Boiler (Installed 2024), Water Softener, 2 x Double Glazed Window to Rear Aspect and 1 x Side Aspect.

## Dining Room

10'9 x 15'5 (3.28m x 4.70m )

Laminate Flooring, Bay Window to Side Aspect, Double Glazed Window to Side Aspect, Double Glazed Window to Front Aspect, T.V Point, Double Panel Radiator.

## Landing

Doors to all rooms, Single Panel Radiator, Smoke Alarm, Stairs to 2nd Floor Landing.

## Bedroom Three

8'3 x 14'6 (2.51m x 4.42m )

Laminate Flooring, Double Glazed Window to Side Aspect, Coved Ceiling.

## Newly Fitted Family Shower Room

7'3 x 5'9 (2.21m x 1.75m )

Fitted Wickes, Wash Basin with Mixer Tap, Low Level WC, Tiled Splash Back, Shaver Point, Walk in Double Shower Cubicle with Mains Shower, LED Spot Lighting,

## Lounge Area

15'9 x 14'4 (4.80m x 4.37m)

Bay Window to Side Aspect, Laminate Flooring, 2 x Double Glazed Window Front Aspect, 3 x Single Panel Radiators, Coved Ceiling, T.V Point.

## 2nd Floor Landing

Loft Access with Light, Smoke Alarm, Spot Lighting.

## Master Bedroom

13'8 x 10'10 (4.17m x 3.30m )

Laminate Flooring, Fitted Wardrobes, Coved Ceiling, Door to Ensuite.

## Master Ensuite with Shower

6'3 x 5'9 (1.91m x 1.75m )

Tiled Flooring, Bath and Mixer Tap, Tiled Splash Back, Wash Basin with Mixer Tap, Spot Lighting, Extractor Fan, Single Panel Radiator.

## Bedroom Two

10'11 x 8'5 (3.33m x 2.57m )

## Ensuite with Bath

8'3 x 4'9 (2.51m x 1.45m )

Tiled Flooring, Bath and Mixer Tap, Wash Basin with Tiled Splash Back, Low Level W.C, Spot Lighting, Double Glazed Window to Rear Aspect, Extractor Fan, Single Panel Radiator.

## Rear Garden

Low Maintenance Rear Garden, Outside Tap, Side Gated Access, Rear Gated Access to Garage and Driveway, Partially Bricked Walled, Timber Fencing with Concrete Posts, Mature Apple Tree, Plum Tree and Passion Fruit.

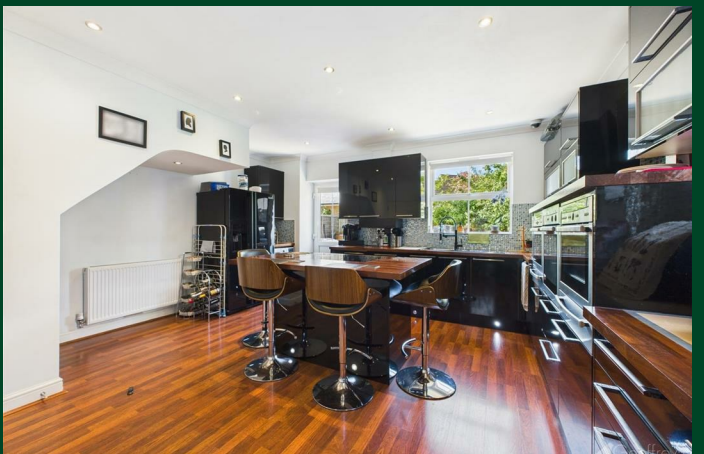
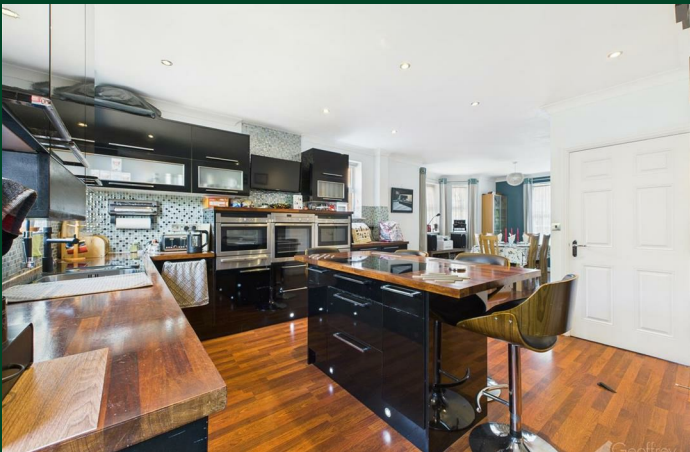
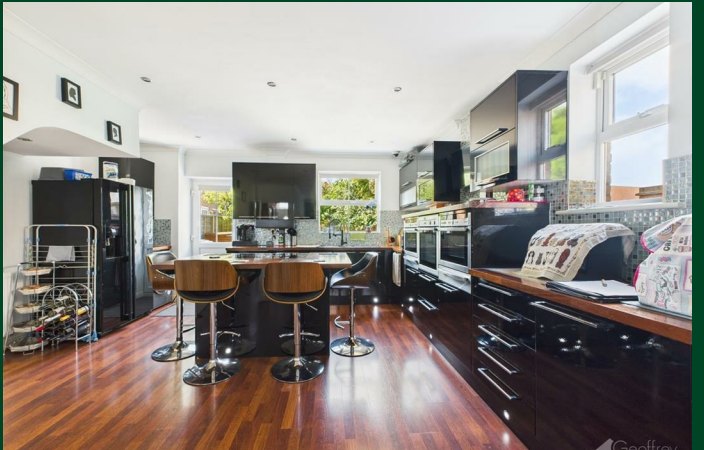
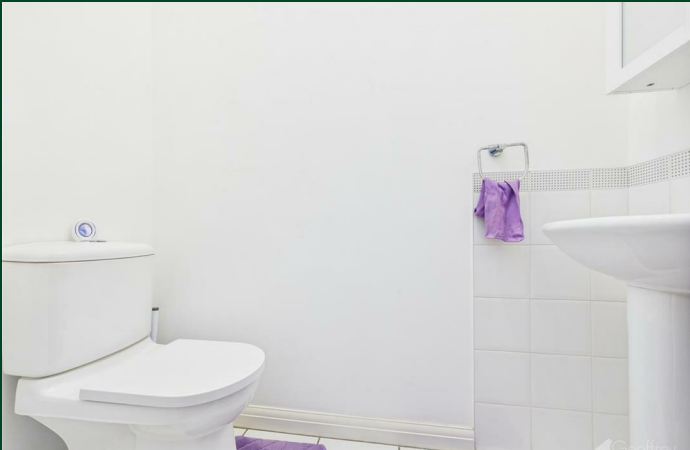
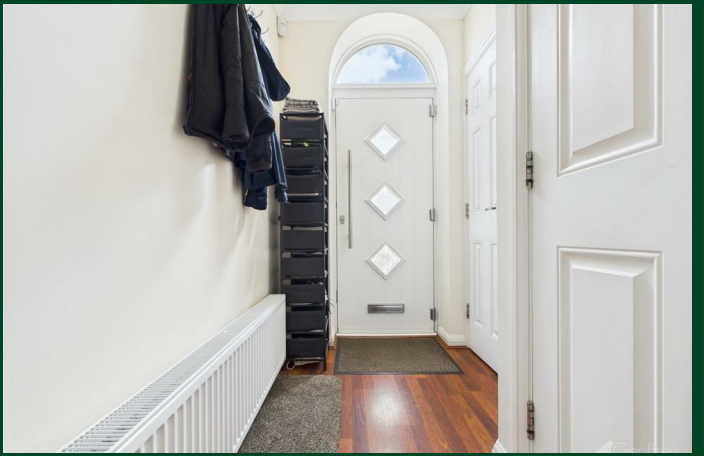
## Garage and Driveway

Metal Up and Over Door, Driveway to the Front.

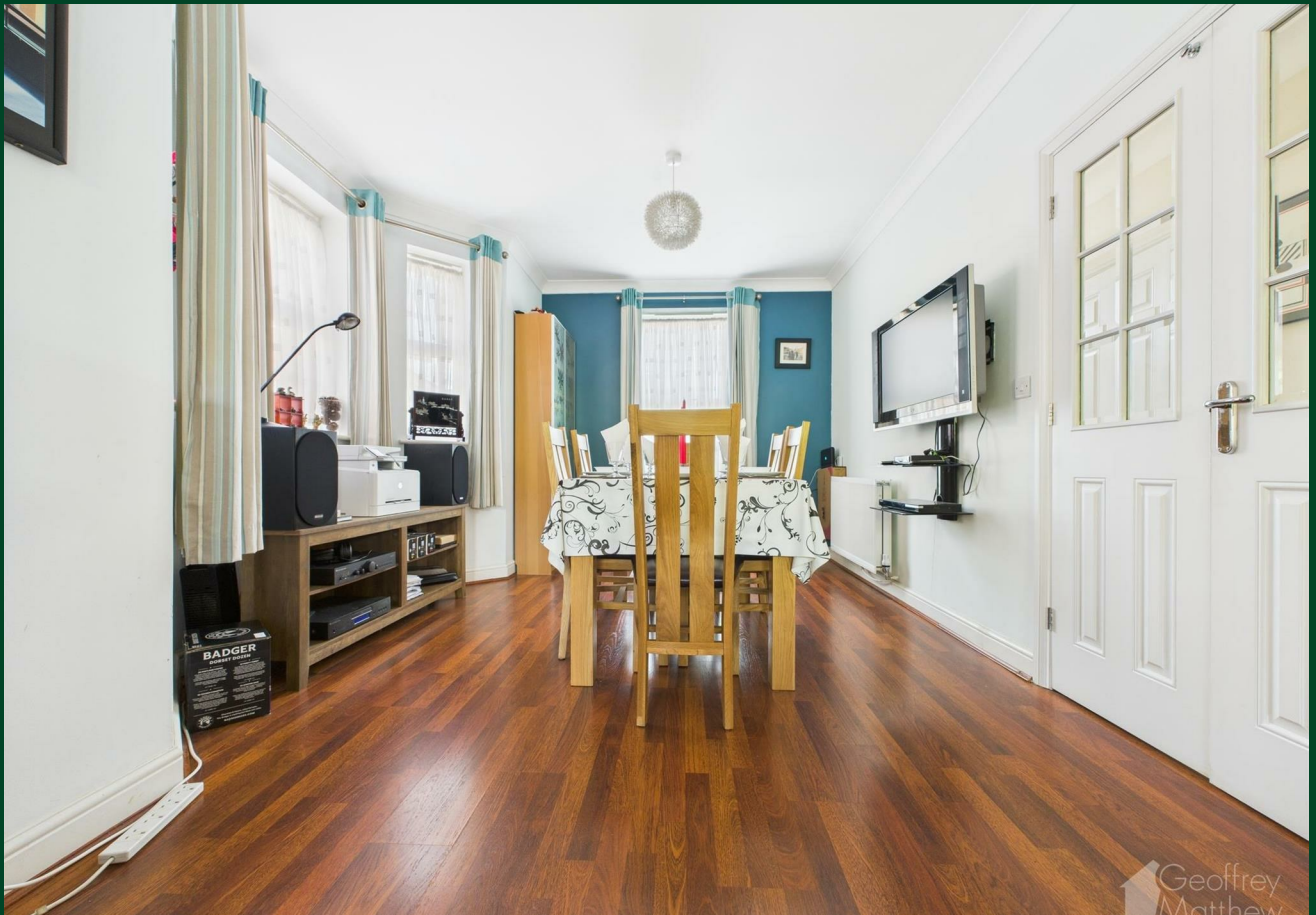
## Local Information

Mendip Way 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.

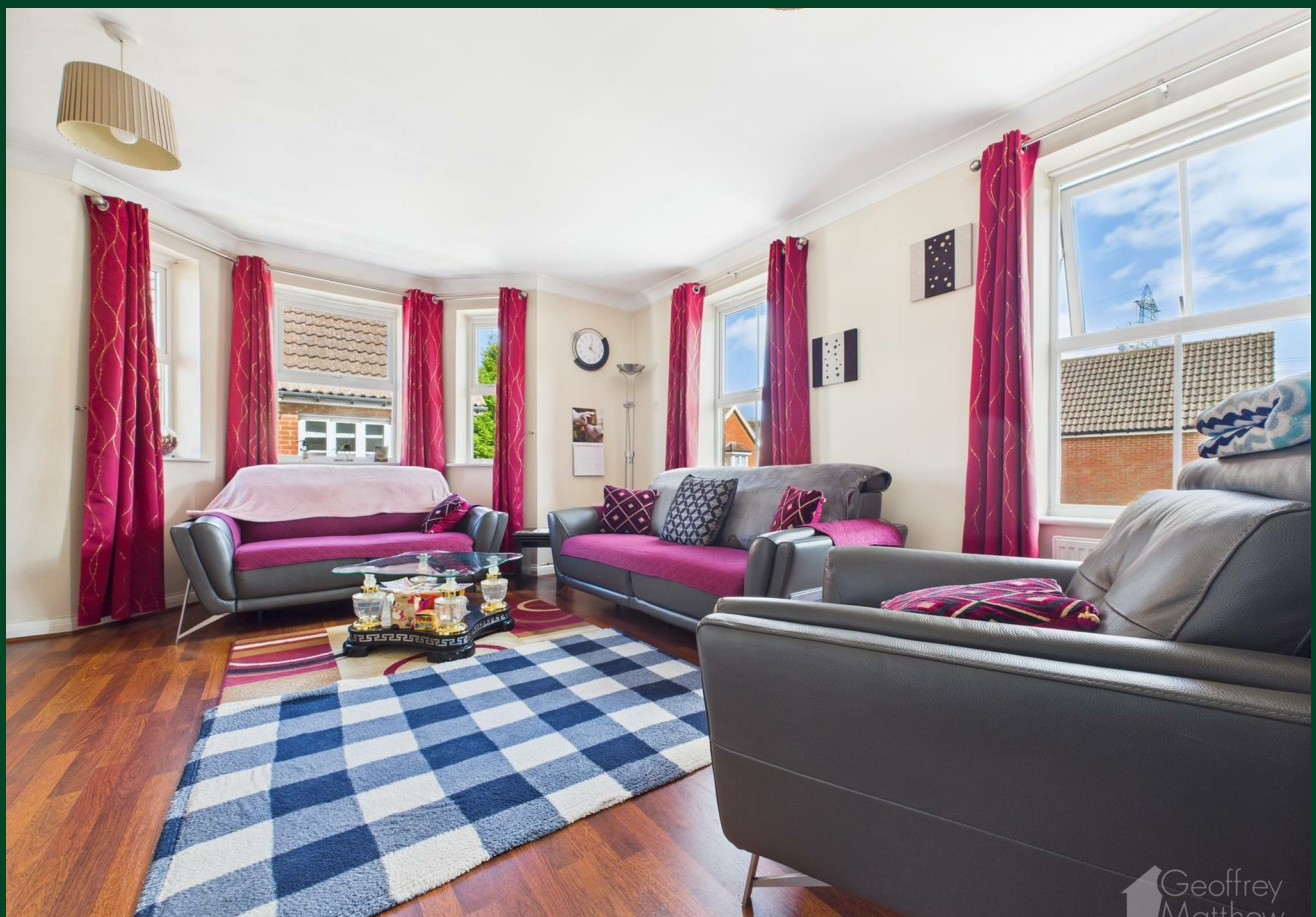




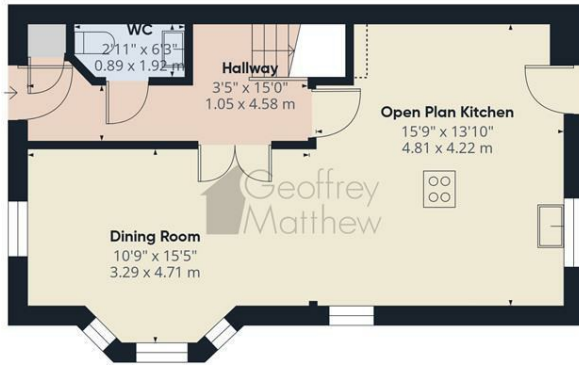




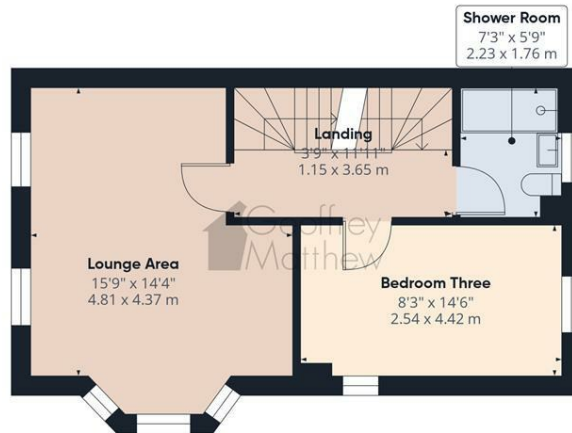




# Floor Plan



Floor 0 Building 1



**Floor 1** Building 1



**Floor 2** Building 1



Floor 0 Building 2

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

1447 ft<sup>2</sup>

134.4 m<sup>2</sup>

Reduced headroom  
2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

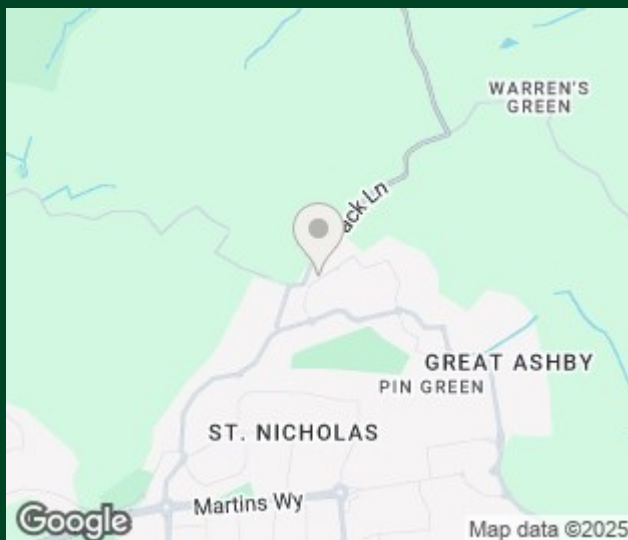
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

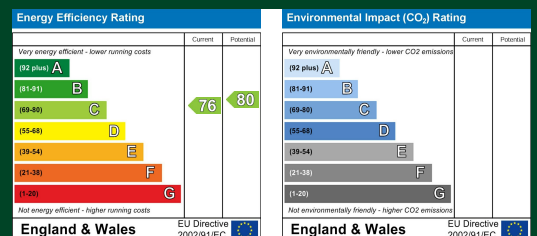
Calculations are based on RICS IPMS 3C standard.

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## Council Tax Details

Band: D



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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)