

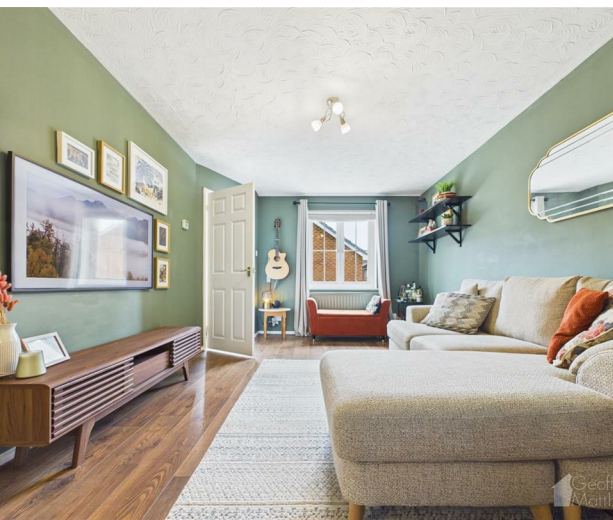
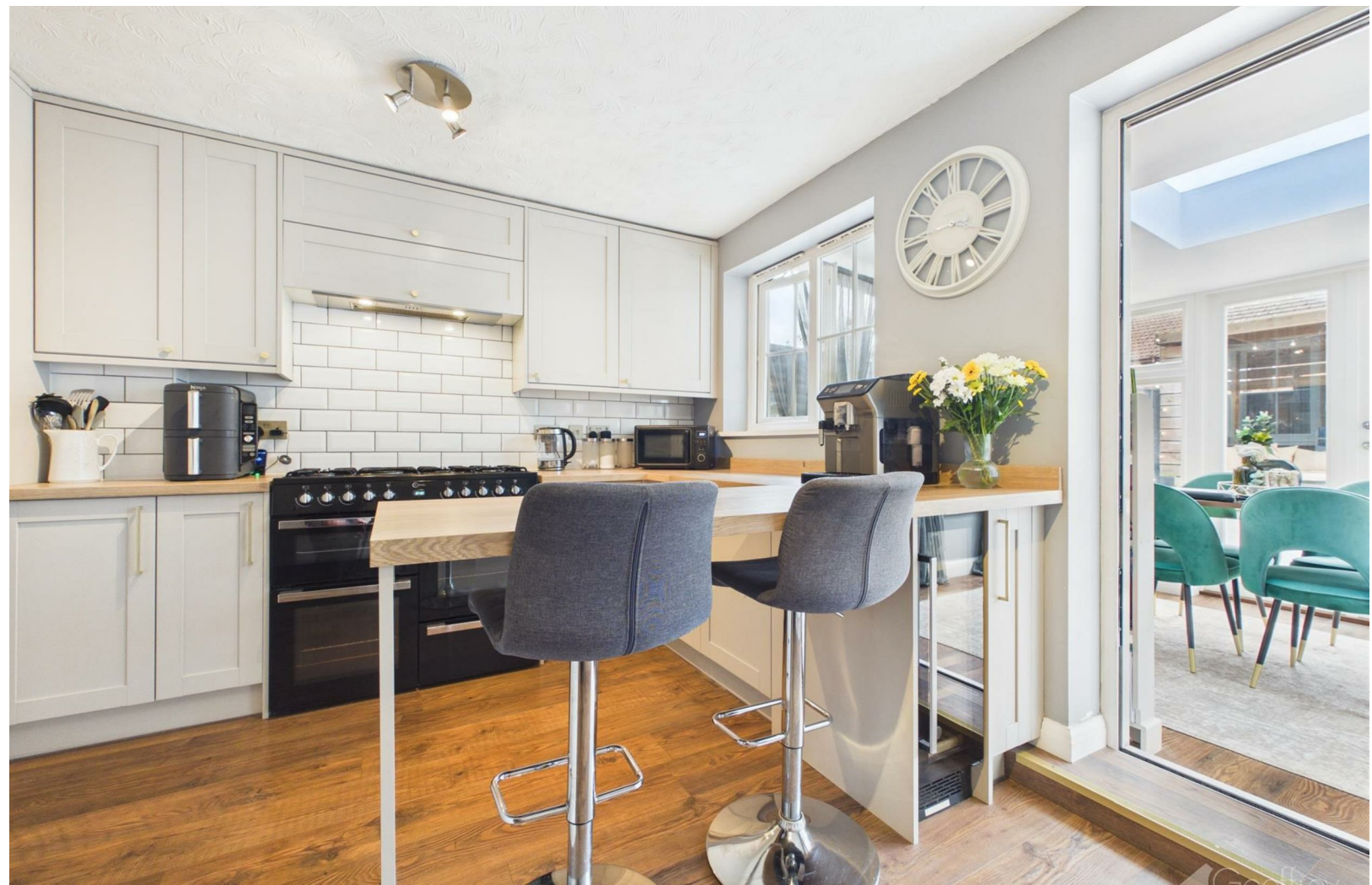


Fairfield Way, Great Ashby, Stevenage,

£390,000

 Geoffrey
Matthew

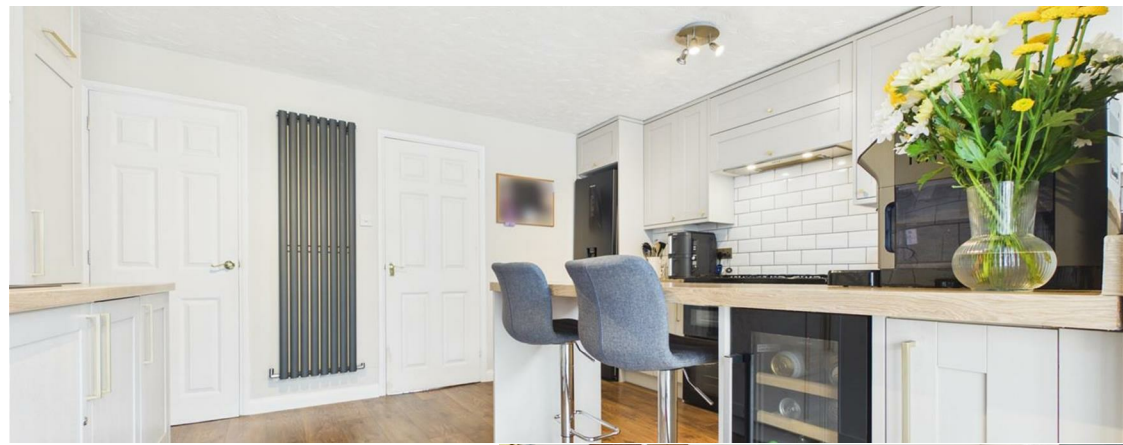
DELIGHTFULLY PRESENTED THREE Bedroom Home END OF TERRACED with GARAGE (Part Converted) and DRIVEWAY Located at the End Of a Peaceful Cul De Sac in the Heart of Great Ashby. Features include MODERN KITCHEN with Breakfast Bar Utility Area, Lounge Area, Solidly Constructed Conservatory/Dining Room with Skylight, Family Bathroom and Ensuite to Principle Bedroom, LANDSCAPED REAR GARDEN, Viewing Strongly Recommended.





- Delightfully Presented Three Bedroom End Of Terraced Home
- Garage and Driveway
- Located at End of a Peaceful Cul De Sac in the Heart Of Great Ashby
- Modern 13ft Kitchen with Breakfast Bar and Utility Area
- Lounge Area
- Solidly Constructed Conservatory/Dining Room with Skylight
- Family Bathroom and Ensuite to Principle Bedroom
- Landscaped Rear Garden
- Fitted Wardrobes with all Bedrooms
- Viewing Strongly Recommended







Entrance Hallway

2'11 x 5'3 (0.89m x 1.60m)

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

Lounge Area

10'7 x 15'10 (3.23m x 4.83m)

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

Howdens Fitted Kitchen with Breakfast Bar

13'5 x 11'8 (4.09m x 3.56m)

Roll Top Work Surfaces with Upstands, Breakfast Bar, Double Glazed Window to Rear Aspect, Sliding Door Opening to Conservatory, New Consumer Unit, Extractor Fan, Wine Cooler, Integrated Spice Rack, Range Cooker, Extractor Fan, Worcester Bosch Boiler, Tiled Splash Back, Space for Washing Machine and Dishwasher, Modern Radiator.

Conservatory/Dining

12'0 x 8'9 (3.66m x 2.67m)

Skylight, Double Doors Opening to Garden, Laminate Flooring.

Landing

3'3 x 6'6 (0.99m x 1.98m)

Doors to all rooms, Loft Access, Smoke Alarm.

Bedroom One

8'4 x 11'11 (2.54m x 3.63m)

Fitted Wardrobes, 2 x Double Glazed Window to Front Aspect, Door to Ensuite, Single Panel Radiator, T.V Point.

Ensuite

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

Low Level W.C, Double Glazed Window to Front Aspect, Single Panel Radiator, Shower Cubicle with Mains Shower, Extractor Fan.

Bedroom Two

7'10 x 8'3 (2.39m x 2.51m)

Single Panel Radiator, Double Glazed Window to Rear Aspect, Fitted Double Wardrobes.

Bedroom Three

5'5 x 10'3 (1.65m x 3.12m)

Double Glazed Window to Rear Aspect, Fitted Wardrobe.

Family Bathroom

7'0 x 5'7 (2.13m x 1.70m)

Low Level W.C, Wash Basin with Hot and Cold Taps, P- Shaped Bath with Main Shower Over, Vinyl Flooring, Extractor Fan, Tiled Splash Back.

Rear Garden

Artificial Grass, Timber Fencing, Decking Area, Side Gated Access, Outside Lighting.

Front Garden

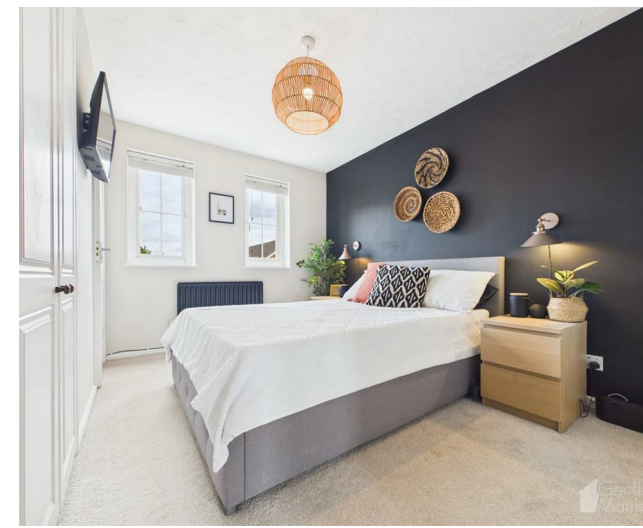
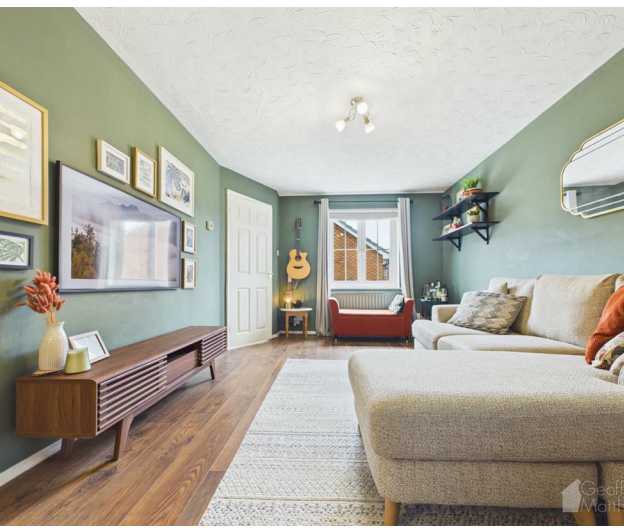
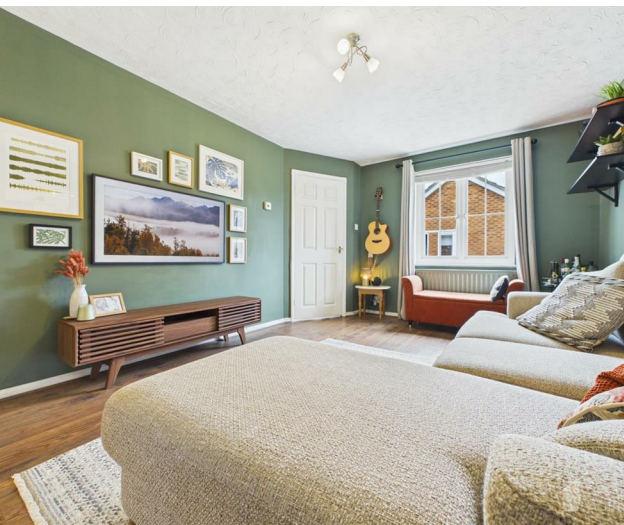
Laid to Lawn, Paved Area, Shingled Area, Railway Sleeper Boarders, Side Gated Access to Rear Garden, Door to Garage..

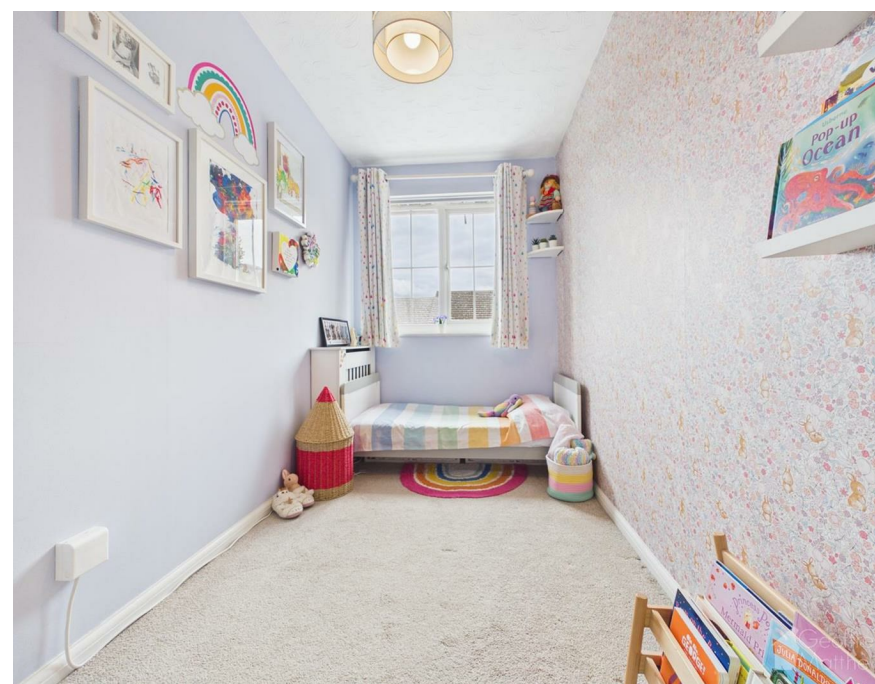
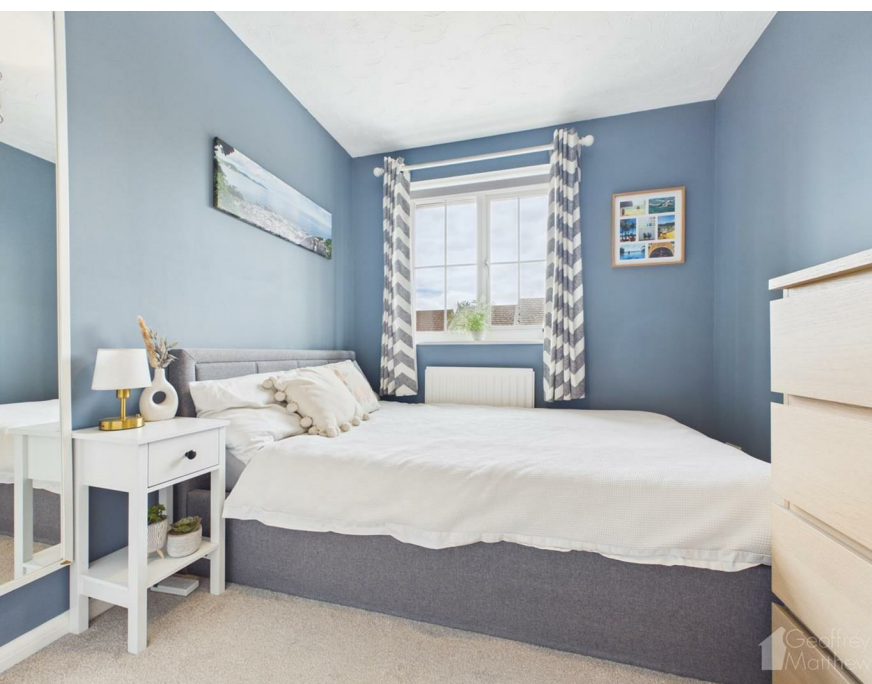
Garage and Driveway

Part Converted (without Building Regs as Garage door remains) which is used as an office area, Driveway for Two Cars.

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.





Council Tax Details

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																													
Current	Potential	Current	Potential																												
86	86																														
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions																														
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EU Directive 2002/91/EC	EU Directive 2002/91/EC																														



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^m
919 ft²
85.4 m²

(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

