



Fairfield Way, Great Ashby, Stevenage,

Price £420,000

The logo for Geoffrey Matthew, featuring a stylized yellow house icon to the left of the text "Geoffrey Matthew" in a yellow, sans-serif font, all set against a dark green background.

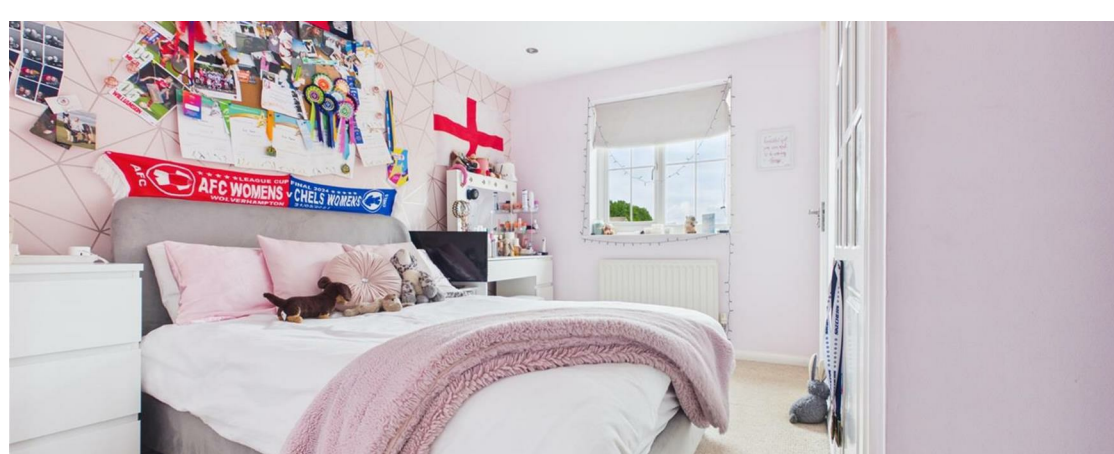
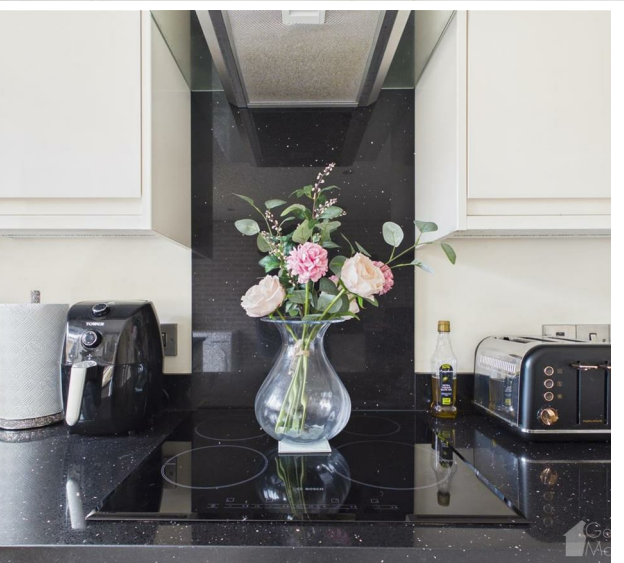
**\*\*UPPER CHAIN COMPLETE\*\***Geoffrey Matthew Are Delighted To Be Able To Offer For Sale This Superbly Maintained, Extended Modern Four/Three Bedroom End Of Terrace Family Home Situated A Quiet Cul-De-Sac Turning In The Heart Of The Continually Sought After Great Ashby Area, Which Not Only An Array Of Woodland Walks And Open Park Land, It Also Offers An Extremely Popular Local Primary Schools And A Selection Of Local Shops, All Within A Short Walk. As Mentioned The Property Has Been Maintained To A High Standard And Includes Lounge, Modern Fitted Kitchen/Diner, Whilst The First Floor Benefits From Two Double Bedrooms, Family Bathroom And En-suite, As Well As A Small Fourth Bedroom/Office Space, Continuing To The Loft Conversion That Offers An Extremely Generous Master Bedroom And En-Suite. Externally The Property Features A Garage And Ample Drive, A Private West Facing Garden. **MUST VIEW AS LIKELY TO SELL QUICKLY!!!!**

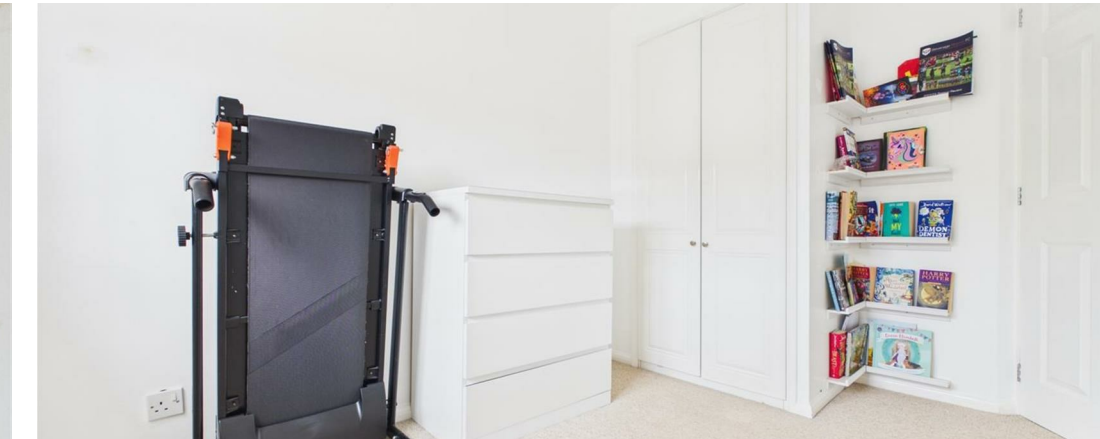




- FOUR BEDROOM END OF TERRACE
- GREAT ASHBY LOCATION
- BEUTIFULLY MAINTAINED THROUGHOUT
- LOUNGE
- MODERN KITCHEN/DINER
- THREE DOUBLE BEDROOMS
- TWO EN-SUITES & FAMILY BATHROOM
- VERY LARGE MASTER BEDROOM
- GARAGE AND GENEROUS DRIVE
- UPPER CHAIN COMPLETE







Geoffrey  
Matthew



### ENTRANCE HALLWAY

With access via a part glazed composite door, Oak flooring single panel radiator.

### LOUNGE

A good size lounge, with a UPVC double glazed window to the front aspect, Oak flooring with under floor heating, inset lighting, double panelled radiator and media points.

### KITCHEN/DINER

A generous size kitchen/diner fitted a great selection of wall, base and drawer units and finished in a soft cream handleless gloss units and breakfast bar island, with Quartz work surfaces, integrated washing machine, dish washer and fridge freezer, built in electric oven and an induction hob with stainless steel hood over, one and half bowl sink with Chrome Mixer over, Quartz upturns and cooker splash, inset lighting, tiled flooring with under floor heating, UPVC double glazed window to rear aspect and sliding patio doors and a built in storage cupboard.

### 1ST FLOOR LANDING

with inset lighting and doors to all 1st floor rooms.

### BEDROOM TWO

A double bedroom which was originally the master bedroom prior to the loft conversion, with a UPVC double glazed window to the front aspect, single panel radiator, inset lighting and fitted wardrobe.

### EN-SUITE

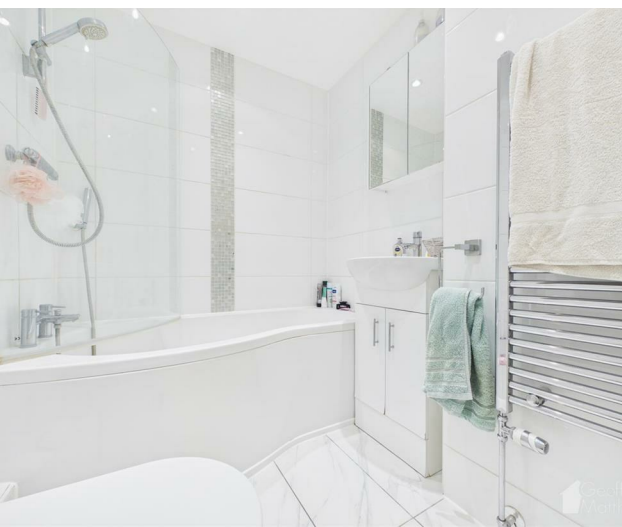
fitted with an enclosed shower cubicle and chrome fittings, hand wash basin in vanity unit and chrome mixer, close coupled WC, tiled flooring, and fully tiled walls, chrome heated towel rail, a frosted UPVC double glazed window, inset lighting and extractor fan.

### BEDROOM THREE

a second double bedroom with UPVC double glazed window to the rear aspect, inset lighting, single panel radiator and fitted wardrobe.

### BEDROOM FOUR/OFFICE

A single bedroom with UPVC double glazed window to the rear aspect, single panel radiator and inset lighting.





### **FAMILY BATHROOM**

A modern white three piece bathroom suite with a P-shaped bath and fitted shower screen, chrome mixer tap and and shower attachment hose, hand wash basin set in vanity unit with chrome mixer, close coupled WC, fully tiled walls and tiled flooring, chrome heated towel rail, inset lighting and extractor fan.

### **STAIRS TO 2ND FLOOR**

### **MASTER BEDROOM**

An additional area of the property, which offers a fantastic size master bedroom, with UPVC Juliet Doors and side windows to the rear aspect, and a Velux roof window, a built in storage cupboard, inset lighting and a period style column radiator.

### **EN-SUITE**

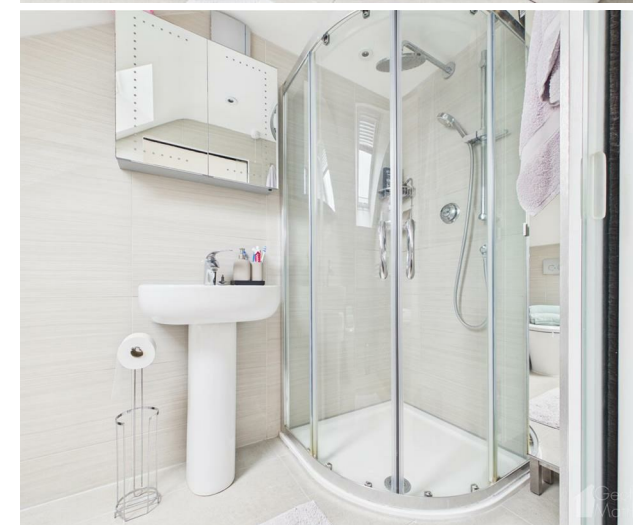
Fitted with a corner positioned enclosed shower cubicle with chrome fittings and a low profile tray, a hand wash basin with pedestal, a concealed cistern WC, fully tile walls, tiled flooring with under floor heating, chrome heated towel, inset lighting and extractor fan, built in storage cupboard and Velux roof window.

### **REAR GARDEN**

a private west facing rear garden with a raised platform with childs playhouse and climb wall, artificial lawn and patio, external sockets and lighting, sun Awning, gated side access and a door to the rear of the garage.

### **GARAGE AND DRIVE**

power and lighting and an up and over door







## Council Tax Details

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(81-81) <b>A</b>
(81-91) <b>B</b>			(69-80) <b>B</b>
(69-80) <b>C</b>			(55-68) <b>C</b>
(55-68) <b>D</b>			(39-54) <b>D</b>
(39-54) <b>E</b>			(21-38) <b>E</b>
(21-38) <b>F</b>			(11-20) <b>F</b>
(1-20) <b>G</b>			(1-10) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		71	85

England & Wales EU Directive 2002/91/EC

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The logo for Geoffrey Matthew features a yellow house icon on the left, with the name "Geoffrey" on the top line and "Matthew" on the bottom line in a yellow sans-serif font to its right.

Geoffrey  
Matthew