



Snowdonia Way, Great Ashby, Stevenage, SG1 6GU

GUIDE PRICE £525,000 - £550,000 TRULY ASTONISHING FULLY MODERNISED FOUR BEDROOM SEMI DETACHED Family Home with GARAGE and DRIVEWAY Located on the EDGE OF GREAT ASHBY close to OPEN COUNTRYSIDE and WOODLAND. Features include HOWDENS 23ft KITCHEN/DINER with QUARTZ WORKSURFACES, Breakfast Bar and Bifold Doors, 19ft Lounge Area, FOUR DOUBLE BEDROOMS, MASTER BEDROOM with Dressing Area, LUXURY Bathroom & Ensuite, LANDSCAPED REAR GARDEN, Viewing Strongly Recommended to appreciate this Wonderful Property and Specification.

Guide Price £525,000

Snowdonia Way, Great Ashby, Stevenage, SG1 6GU

- Truly Astonishing Fully Modernised Four Bedroom Semi Detached Family Home
- Located on the Edge of Great Ashby Close to Open Countryside and Woodland
- 19ft Lounge Area
- Master Bedroom With Dressing Area
- Landscaped Rear Garden
- Garage and Driveway
- 23ft Howdens Kitchen/Diner, Breakfast Bar and Bifold Doors
- Four Double Bedrooms
- Luxury Bathroom and Ensuite
- Viewing Strongly Recommended to appreciate this Wonderful Property and Specification

Entrance Hallway

4'10 x 3'8 (1.47m x 1.12m)

Tiled Flooring, Modern Radiator, Under Floor Heating, Composite Door to Front Aspect, Stairs to 1st Floor Landing, Smoke Alarm, LED Spot Lighting, Door to Kitchen/Diner.

Fitted Howdens Kitchen/Diner with Breakfast Bar

23'8 x 11'0 (7.21m x 3.35m)

Under Floor Heating, Porcelain Tiled Flooring, Sonos Speaker System (AVAILABLE TO PURCHASE SEPERATELY), Silestone Quartz Work Surfaces and Cooker Splash Back, Built in Fridge/Freezer, Wine Cooler, Neff Dishwasher, Double Bosch Oven, Sink with Mixer Tap, LED Spot Lighting, LED Strip Lighting, Double Glazed Window to Rear Aspect, By Fold Doors Opening to Garden, Door to Utility Area and Down Stairs W.C, Cupboards at Eye and Base Level, Breakfast Bar, Wine Rack.

Utility Area

5'3 x 3'2 (1.60m x 0.97m)

Quartz Silestone Work Surfaces and Upstands, Cupboards at Eye Level, Wall Mounted Ideal Boiler, Porcelain Tiled Flooring, Modern Radiator, Extractor Fan, Under Floor Heating.

Downstairs W.C

4'2 x 3'1 (1.27m x 0.94m)

Enclosed Level W.C, Hand Basin with Tiled Splash Back, Heated Towel Rail, LED Spot Lighting, Double Glazed Window to Side Aspect, Under Floor Heating.

1st Floor Landing

10'9 x 6'0 (3.28m x 1.83m)

Doors to all rooms, LED Spot Lighting, Stairs to 1st Floor Landing, Airing Cupboard.

Lounge Area

19'4 x 10'9 (5.89m x 3.28m)

Laminate Flooring, Double Glazed Window to Front Aspect, T.V Point, LED Spot Lighting, 2 x Double Glazed Window to Front Aspect and Rear Aspect, Modern Radiator, Under Floor Heating.

Bedroom Three

11'11 x 8'0 (3.63m x 2.44m)

Double Glazed Window to Front Aspect, T.V Point, Storage Cupboard, Modern Radiator.

Bedroom Four

9'4 x 7'9 (2.84m x 2.36m)

Double Glazed Window to Rear and Side Aspect, Modern Radiator, Fitted Double Wardrobe.

Luxury Fitted Bathroom

5'7 x 6'3 (1.70m x 1.91m)

Enclosed W.C with Push Button, Bath with Central Mixer Tap, Wash Basin with Vanity Cupboard, Fully Tiled to Ceiling, Extractor Fan, Double Glazed Window to Rear Aspect, Shaver Point.

2nd Floor Landing

5;2 x 3'4 (1.52m;0.61m x 1.02m)

Door to Bedroom One and Three.

Bedroom One and Dressing Area

11'11 x 11'11 (3.63m x 3.63m)

Double Glazed Window to Side Aspect, Bay Window to Front Aspect, Opening to Dressing Area, T.V Point.

Dressing Area - Modern Fitted Wardrobes, Double Glazed Window to Rear Aspect, Modern Radiator, LED Spot Lighting, Sonas Speaker System.

Bedroom Two and Ensuite

8'3 x 10'8 (2.51m x 3.25m)

Velux Window to Rear Aspect, Modern Radiator, Door to Ensuite.

Luxury Ensuite

4'1 x 9'8 (1.24m x 2.95m)

Double Sink with Mixer Tap, Velux Window to Rear Aspect, Extractor Fan, Walk In Double Shower and Mains Rainfall Shower, LED Spot Lighting, Sonos Sound Speaker System(Not Included in the sale and can be negotiated), Heated Towel Rail, Underfloor Heating.

Professional Landscaped Garden

Patio Area with Outside Lighting and Tap, Borders with Pebble Base and an Array of Flowers and Plans, Door to Garage, Part Brick Wall and Timber Fencing with Concrete Fencing, Power Socket with an APP function.

Garage and Driveway

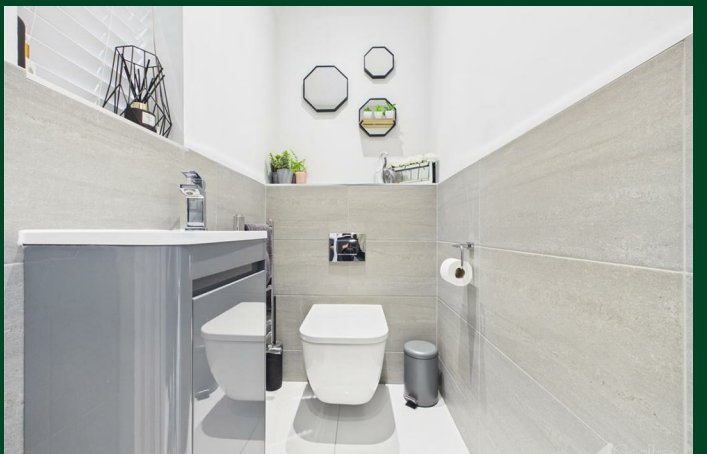
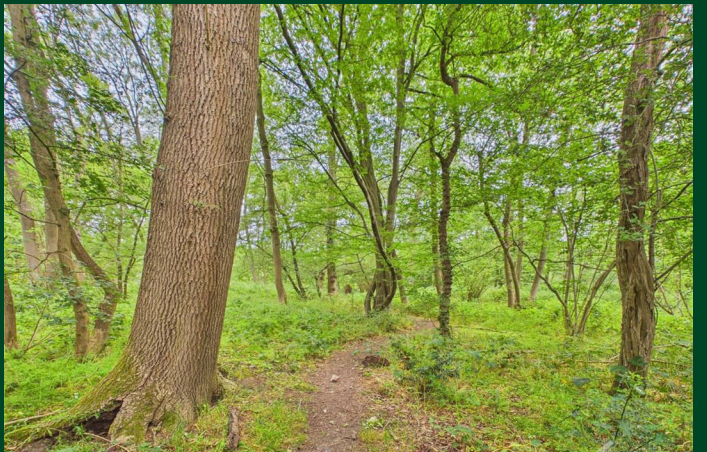
19'2 x 10'5 (5.84m x 3.18m)

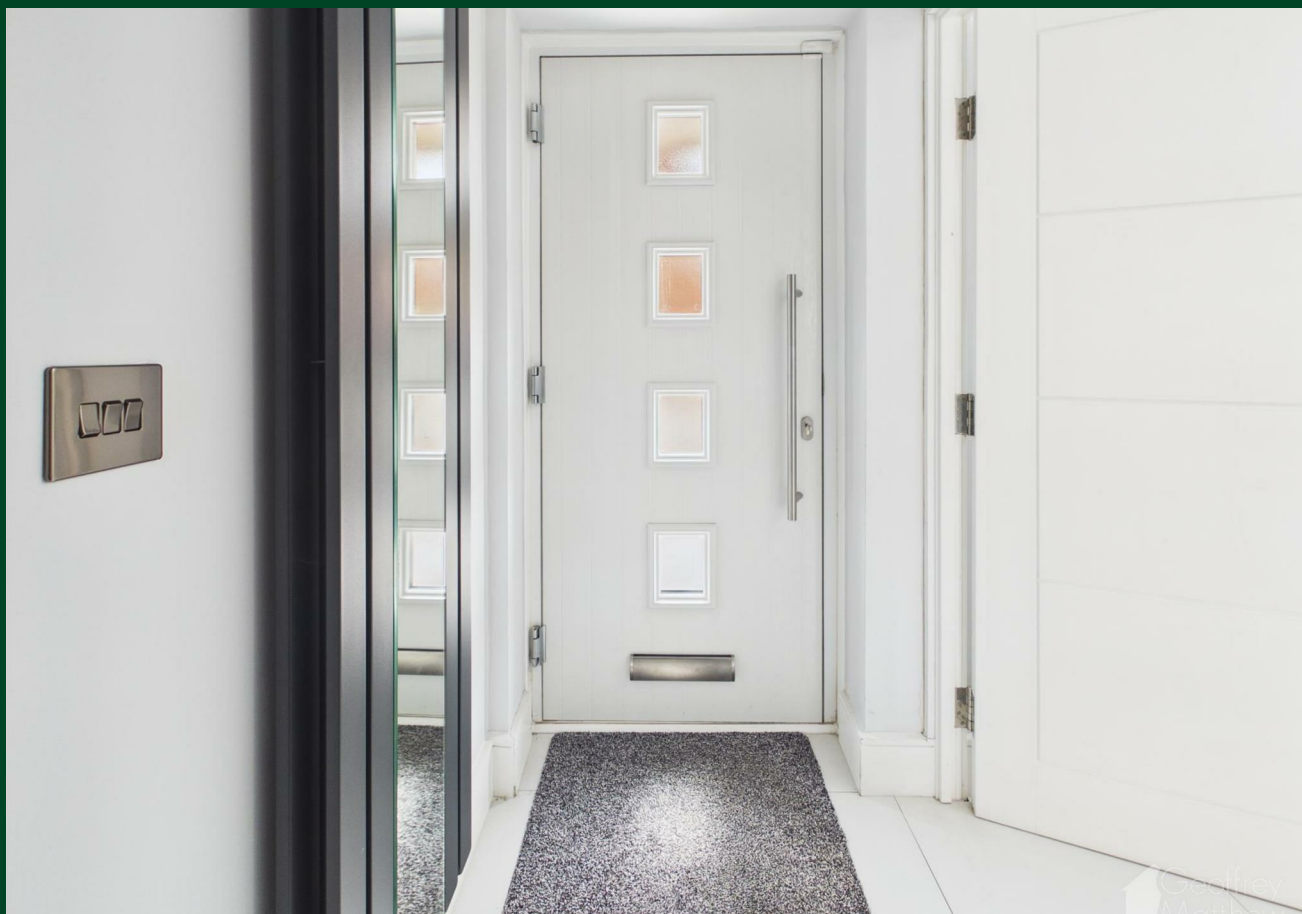
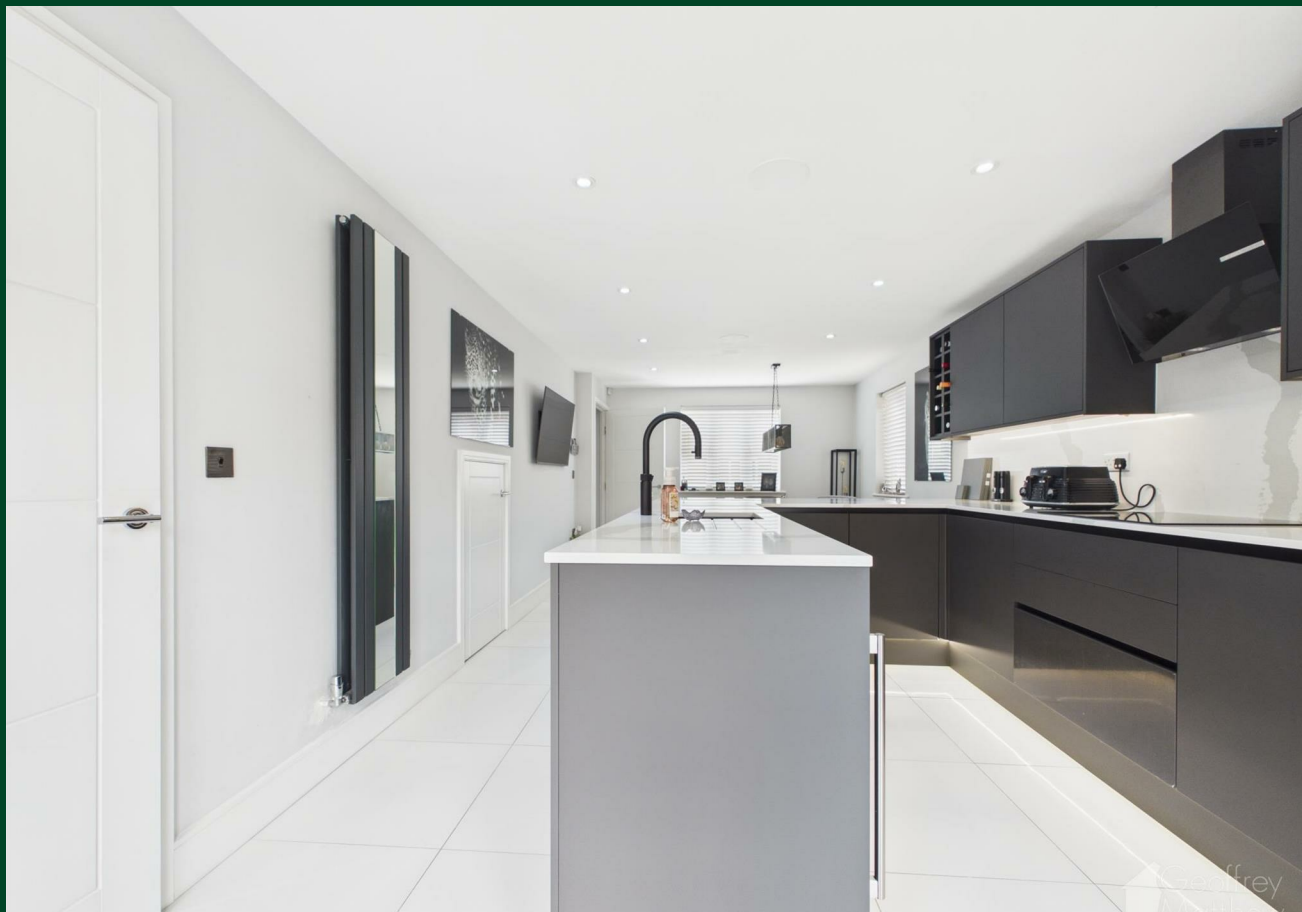
Electric Roller Door, Door to Rear Aspect, Power and Lighting.

Local Information and Sonos Sound System

Situated in one of the most peaceful positions on the border of Great Ashby, this property is close to Tilekiln Wood with Rural walks to Weston Village.

Sonos sound system is not included in the sale but available to purchase separately.







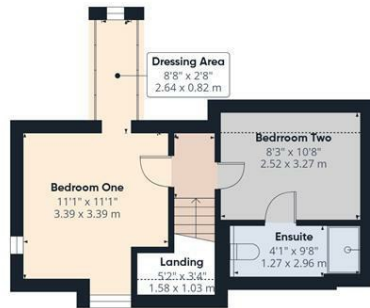
Floor Plan



Floor 0



Floor 1



Floor 2

Approximate total area⁽ⁱⁱ⁾1328 ft²123.4 m²

Reduced headroom

16 ft²

1.5 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.

GIRAFFE360



Council Tax Details

Band: D

Energy Efficiency Rating

Rating	Current	Potential
A (13-14)	13%	14%
B (15-17)	15%	17%
C (18-20)	18%	20%
D (21-23)	21%	23%
E (24-26)	24%	26%
F (27-29)	27%	29%
G (30-35)	30%	35%

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating	Current	Potential
A (81-91)	81%	91%
B (69-80)	69%	80%
C (55-68)	55%	68%
D (39-54)	39%	54%
E (27-38)	27%	38%
F (15-26)	15%	26%
G (11-20)	11%	20%

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ 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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