



Thirlmere, Stevenage, SG1 6AH

£630,000



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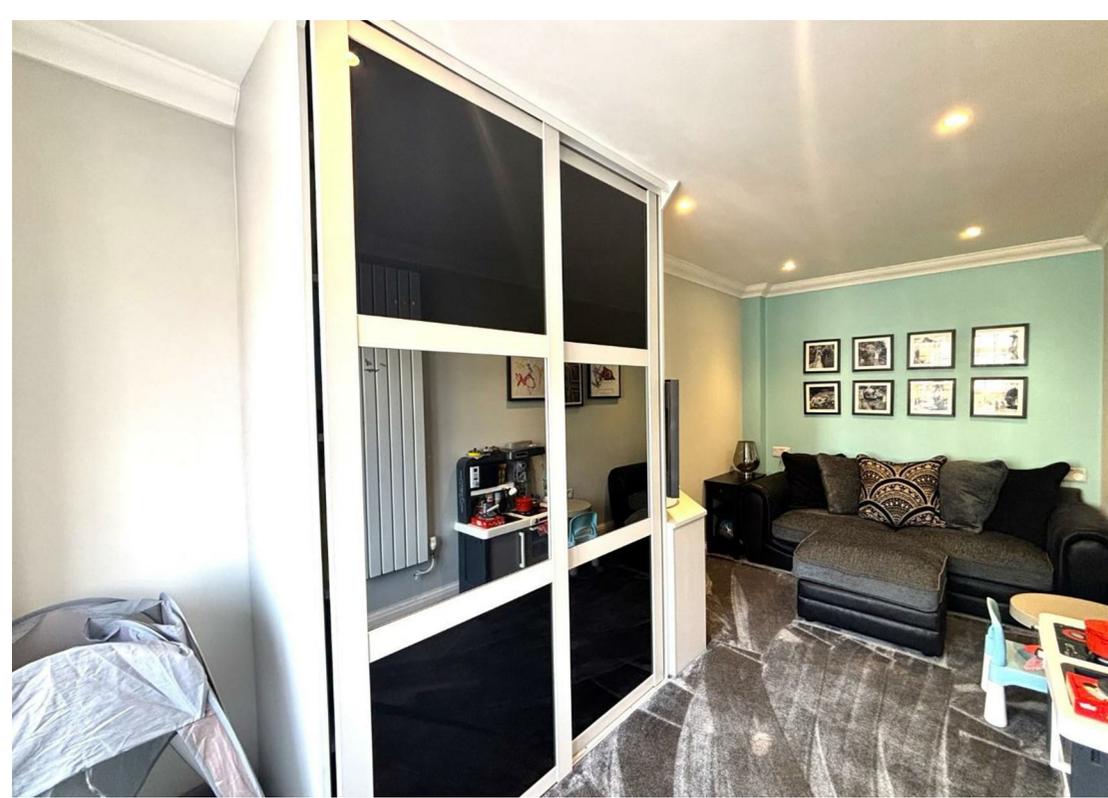
## Thirlmere, Stevenage

A fantastic opportunity to purchase this extended and much-improved four-bedroom detached family home, set in one of Great Ashby's most sought-after turnings. Enjoying a secluded landscaped plot backing onto woodland, the property offers a wide frontage with parking for up to three vehicles. Highlights include a striking open-plan kitchen/dining/family room with vaulted ceiling, natural stone worktops, island and full-width glazing opening to the garden, along with a versatile converted garage, four bedrooms, en-suite, modern family bathroom, and quality finishes throughout. Additional benefits include double glazing, gas central heating, air-conditioning and an EV charging point.

Great Ashby offers an ideal balance of community and convenience, with highly regarded schools, local shops and road links to Hitchin, Letchworth, Baldock, Welwyn Garden City and Hertford, as well as easy access to the A1(M) and London. Stevenage itself is undergoing a £1 billion regeneration, while the historic Old Town provides a range of shops, cafés, restaurants and amenities alongside the leisure facilities, retail parks and excellent transport links of the New Town.







**Entrance Hall:**

Porcelain floor tiles, radiator, built in storage and doors to:

**WC:**

Low level WC, vanity wash hand basin with chrome mixer tap and cupboard below, tiled splashback.

**Family Room:**

16'2" x 7'4"

UPVC double glazed window to front, radiator and downlighters.

**Living Room:**

17'5" x 10'3"

UPVC double glazed window to front, fireplace with inset remote control electric fire, stairs to first floor, and sliding doors to:

**Kitchen/Dining/Living Room:**

22'2" x 21'0"

A dream hosting room and fitted with an extensive range of base and wall mounted units with contrasting work surface incorporating single bowl sink with mixer tap and drainer, built in dishwasher, appliance space for Range oven, fridge/freezer, washing machine and tumble dryer, UPVC double glazed windows to rear and French doors opening to garden.

**First Floor Landing:**

Access to loft, airing cupboard, radiator and doors to:

**Bedroom One:**

11'8" x 8'10"

Two radiators, dual aspect UPVC double glazed window to front and door to:

**Ensuite:**

6'4" x 5'7"

Modern suite comprising low level WC, was hand basin with mixer tap, walk in shower with mixer tap and tiled, opaque UPVC double glazed window to front.



**Bedroom Two:**

10'5" x 9'0"

Mounted air conditioning unit, radiator and UPVC double glazed window to rear.

**Bedroom Three:**

8'11" x 8'7"

Wall mounted air-conditioning unit, radiator and UPVC double glazed windows to rear.

**Bedroom Four:**

7'10" x 6'11"

Currently used as a study, radiator and UPVC double glazed window to front.

**Family Bathroom:**

7'4" x 5'0"

Three piece suite comprising low level WC, wash hand basin with mixer tap, P shaped bath with mixer tap and rainfall shower head, tiled throughout, chrome heated towel rail and opaque UPVC double glazed window to side.

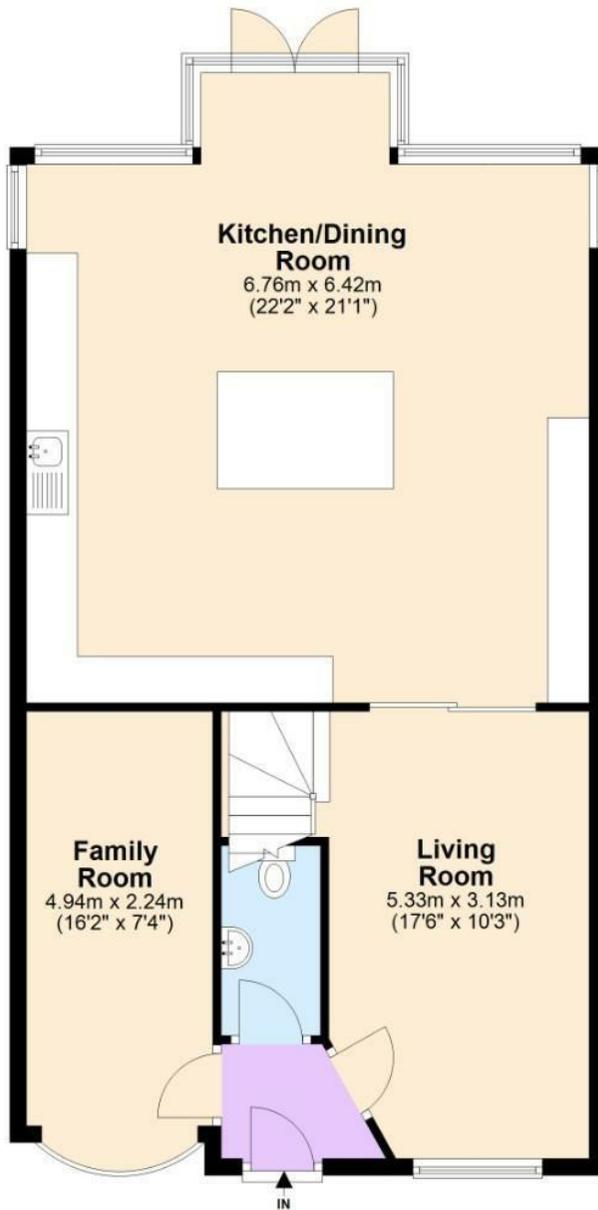
**Rear Garden:**

Another standout feature is the beautifully landscaped south-facing rear garden, which enjoys a private outlook backing onto mature woodland. Designed for both style and ease of maintenance, it features contemporary grey porcelain wrap-around terracing, an artificial lawn, and well-stocked raised beds with a water feature. A wooden shed/summerhouse sits neatly in one corner, while gated access leads directly into the woodland and onto the popular District Park.

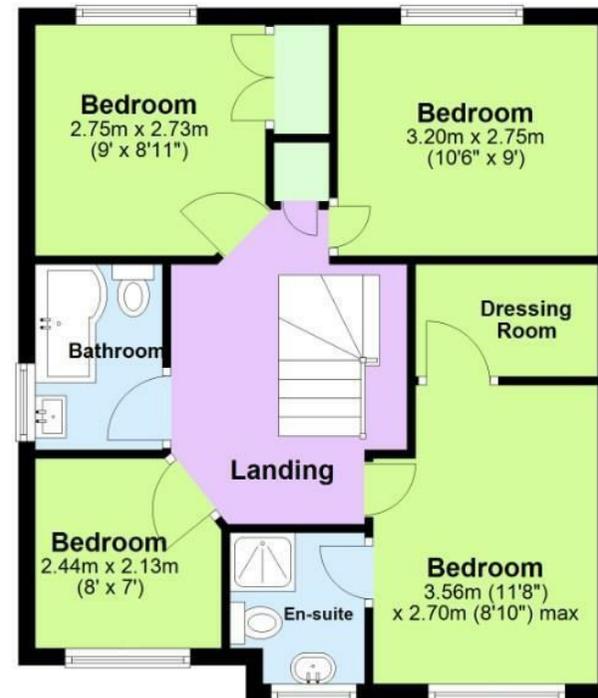
**Driveway:**

Triple width driveway providing parking for up to three cars with EV charging point.

### Ground Floor

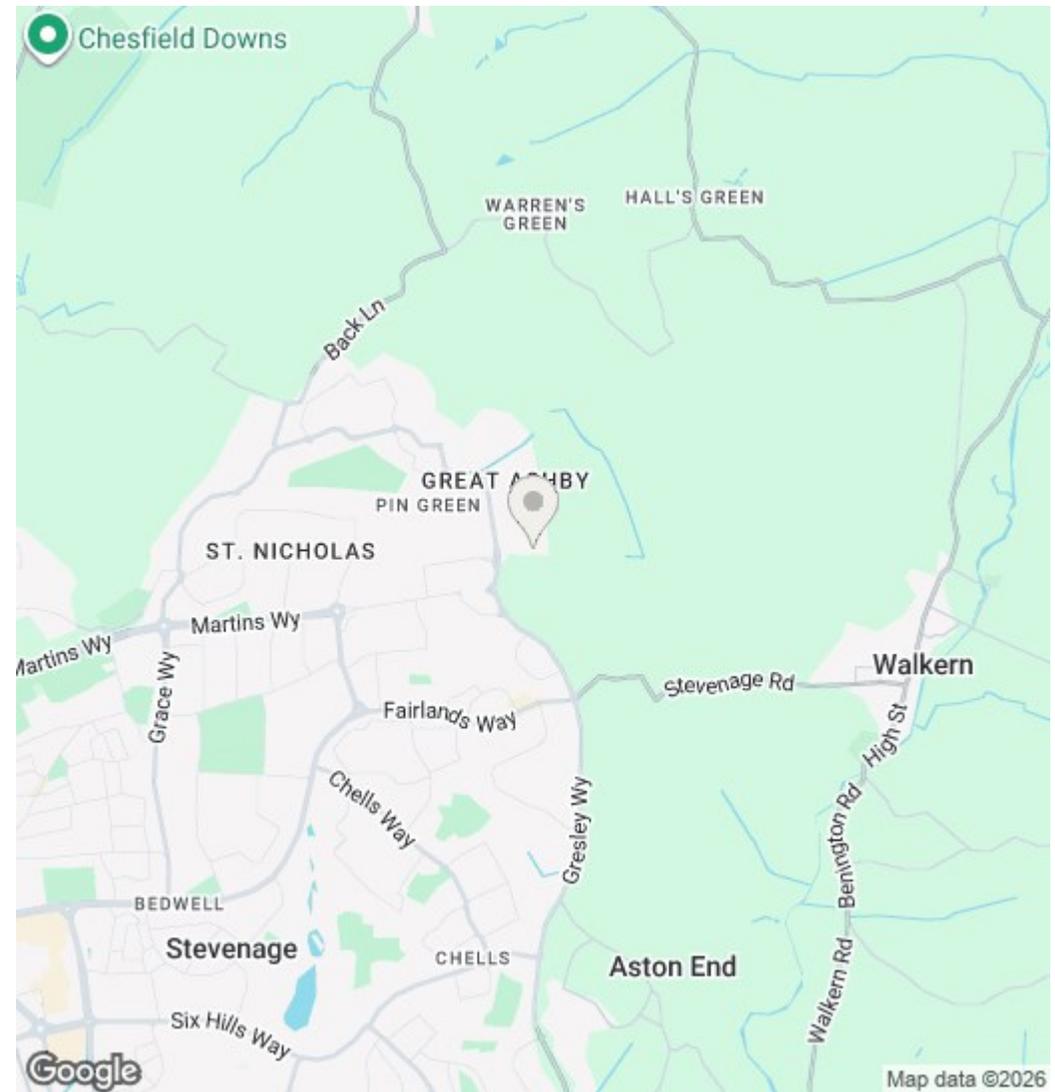


### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	75	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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4. Potential buyers are advised to recheck the measurements before committing to any expense.
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6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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