



Cheviot Way, Stevenage, SG1 6GP

£345,000

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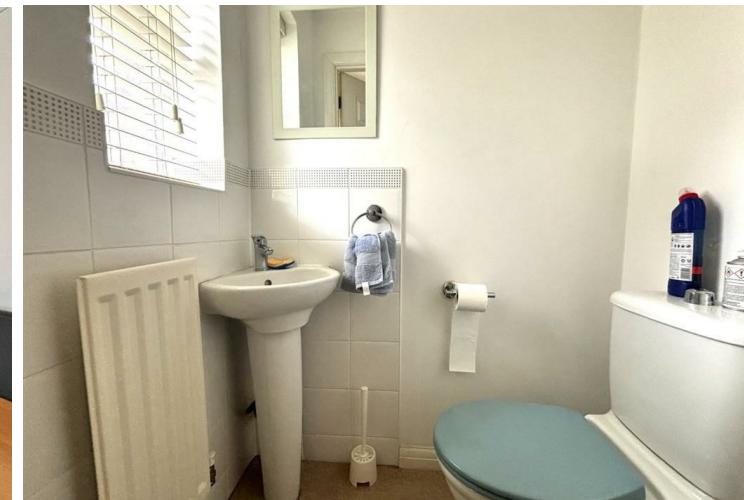
Nestled in the sought-after area of Great Ashby, this charming semi-detached house offers a perfect blend of comfort and convenience. Built in 2006, the property boasts a modern design and is well-maintained, making it an ideal choice for families or professionals seeking a welcoming home.

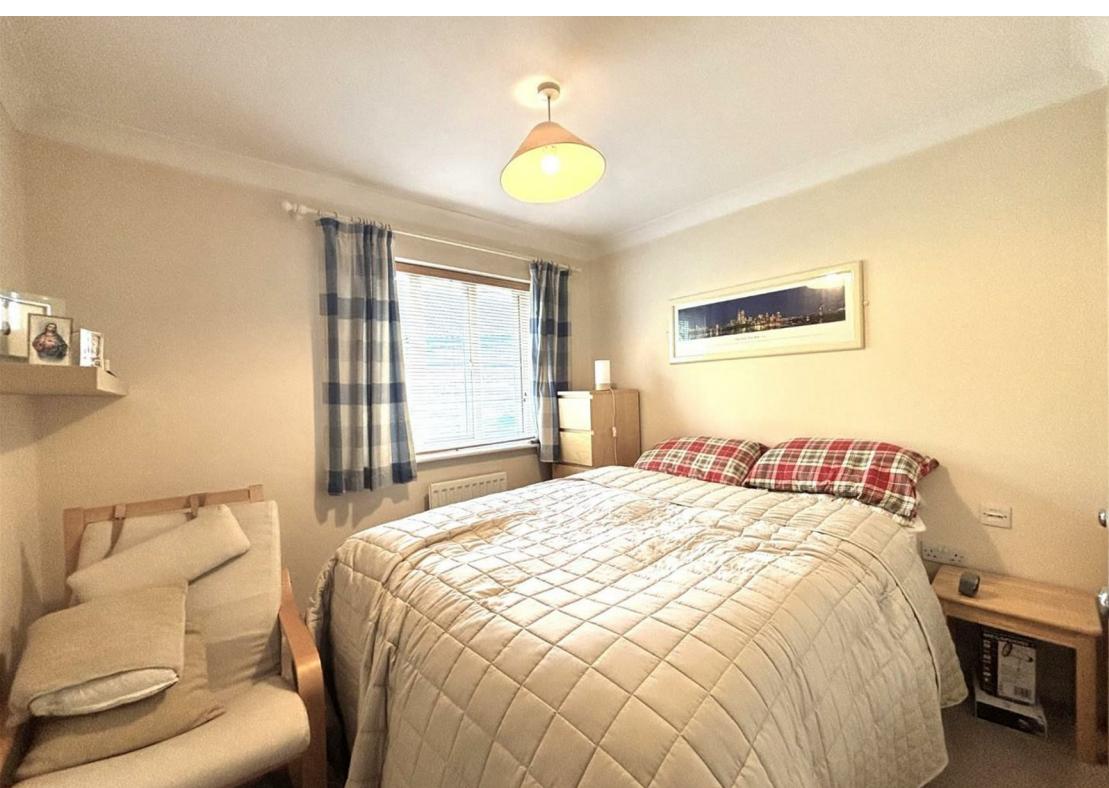
Upon entering, you are greeted by a porch leading to spacious living room that provides an inviting atmosphere for relaxation and entertainment. The well-appointed kitchen is conveniently located nearby, ensuring that meal preparation is both enjoyable and efficient.

This delightful home comprises two generously sized bedrooms, each designed to provide a peaceful retreat at the end of the day. The master bedroom benefits from an ensuite bathroom, offering added privacy and convenience. Additionally, there is a family bathroom and a ground floor WC, catering to the needs of both residents and guests.

Outside, the property is complemented by a garage and ample parking space for up to three vehicles, a rare find in this desirable location. The garden area provides a lovely outdoor space for relaxation or entertaining, perfect for enjoying the warmer months.

Situated close to local amenities, including shops, schools, and parks, this property is ideally located for those seeking a vibrant community atmosphere. With its modern features and prime location, this semi-detached house on Cheviot Way is a wonderful opportunity not to be missed.







Porch:

Radiator and doors to:

WC:

Low level WC, wash hand basin with mixer tap, UPVC double glazed window to front and radiator.

Living Room:

15'3 x 12'9

UPVC double glazed window to front, fireplace, stairs to first floor, two radiators and door to:

Kitchen/Dining Room:

12'9 x 10'3

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating one and half bowl stainless steel sink with mixer tap and drainer, built in oven, four ring hob and extractor fan over, appliance space for washing machine, fridge and freezer, door opening to rear garden and UPVC double glazed window to rear.

First Floor Landing:

Loft access and doors to:

Bedroom One:

9'9 x 9'5

UPVC double glazed window to rear, radiator, built in wardrobes and door to:

Ensuite:

Low level WC, wash hand basin with mixer tap, walk in shower, tiled to half height and opaque UPVC double glazed window to rear.

Bedroom Two:

12'9 x 10'

UPVC double glazed window to front, radiator and storage cupboard.

Bathroom:

6'3 x 6'2

Three piece suite comprising low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap, tiled to half height and radiator.

Garden:

Paved patio seating area leading to lawn and enclosed by panel fencing, outside light and tap, access to garage.

Garage:

With electric door, power and light.

Driveway:

Providing parking for three cars.

Ground Floor



First Floor



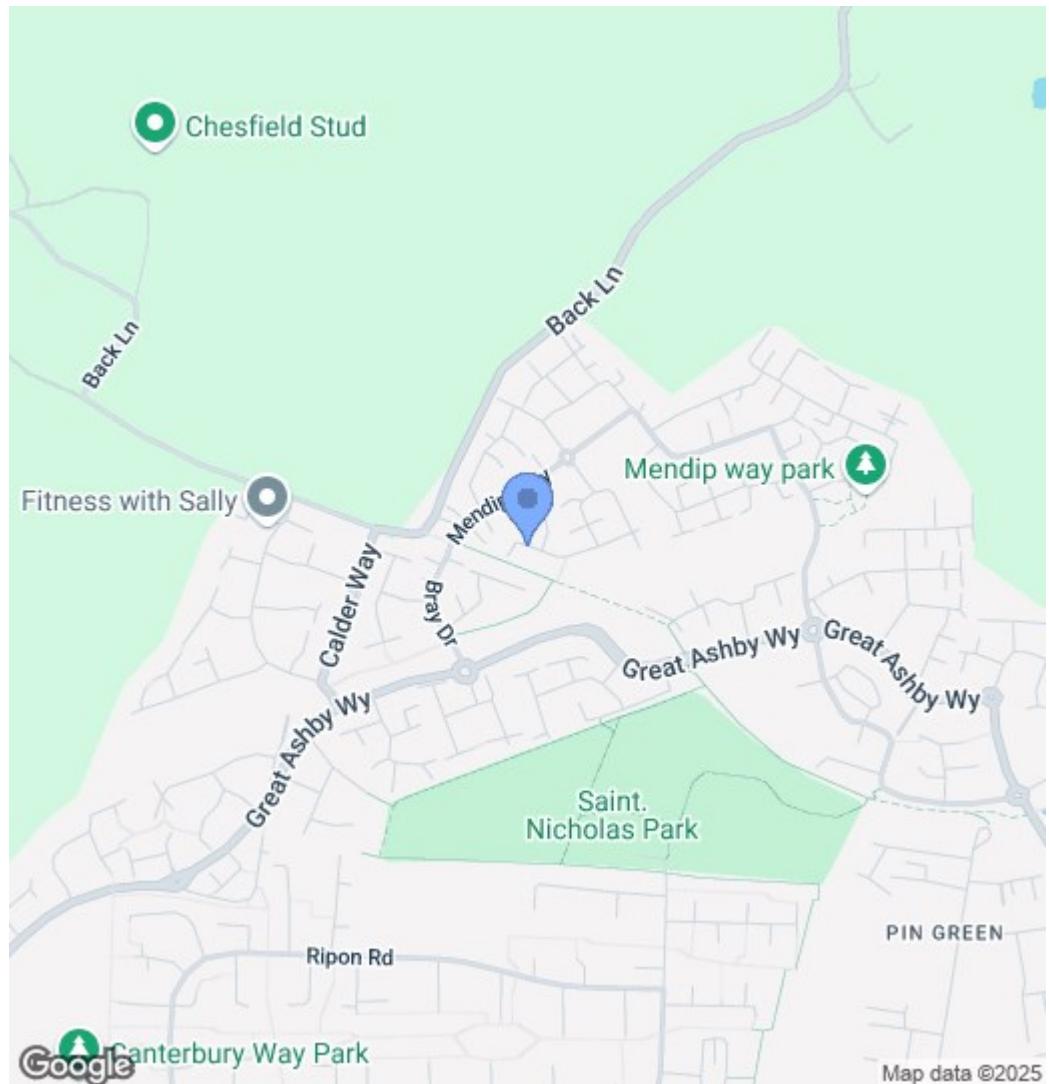
Total area: approx. 77.0 sq. metres (829.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
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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