



## Fairfield Way, Stevenage, Hertfordshire. SG1 6BG

- TWO BEDROOMS
- SEMI DETACHED HOUSE
- PARKING FOR TWO CARS
- LOW MAINTENANCE WEST FACING REAR GARDEN
- EN-SUITE SHOWER ROOM
- KITCHEN/DINER
- FITTED WARDROBES IN BEDROOMS
- CLOSE TO AMENITIES



## PROPERTY DESCRIPTION

This well presented two bedroom semi detached house in Great Ashby is a fantastic first time buy or onward purchase and is ready to move into. The property comprises; Lounge, kitchen/diner, two bedrooms, ensuite, bathroom, parking for at least two cars and a west facing rear garden.

Fairfield Way is located in a quiet cul-de-sac in Great Ashby; close to lots of local amenities and transport links including:

Brooches Wood 0.1 miles

Great Ashby District park 0.3 miles

Budgens Convenience store 0.2 miles

Stevenage old town 2.1 miles

Round Diamond Primary School 0.3 miles

Lister Hospital 2.0 miles

Stevenage Town Centre 2.3 miles

Stevenage Train Station 2.6 miles



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALLWAY

Composite front door leading to hallway with door to lounge, stairs to first floor. Radiator.

#### LOUNGE

3.21m x 4.51m (10' 6" x 14' 10")

Good size lounge opening to kitchen/diner. Window to front aspect. Two radiators.

#### KITCHEN/DINER

4.12m x 2.64m (13' 6" x 8' 8")

Fitted kitchen comprising a range of wall and base units, electric oven, gas hob with extractor over. Space for washing machine, slim line dish washer and fridge freezer. Wall mounted boiler. Window to rear aspect and patio doors leading to garden. Space for dining table and door to storage cupboard with lighting and power.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Door to both bedrooms and bathroom. Airing cupboard housing the hot water tank. Access to the boarded loft via a pull down ladder, the loft also has lighting.

#### BEDROOM ONE

3.54m x 3.19m (11' 7" x 10' 6")

Double bedroom with fitted wardrobes and access to en-suite shower room. Window to front aspect. Radiator.

#### EN-SUITE SHOWER ROOM

1.59m x 01.49m (5' 3" x 4' 11")

Fully tiled en-suite comprising; single shower enclosure with thermostatic shower, wash hand basin, and w/c. Window to front aspect and radiator.

#### BEDROOM TWO

2.90m x 2.10m (9' 6" x 6' 11")

Single bedroom with fitted wardrobes and window to rear aspect. Radiator.

#### BATHROOM

01.92m x 1.84m (6' 4" x 6' 0")

Fully tiled bathroom comprising; side panel bath with mixer taps, wash hand basin and w/c. Window to rear aspect and radiator.

### EXTERIOR

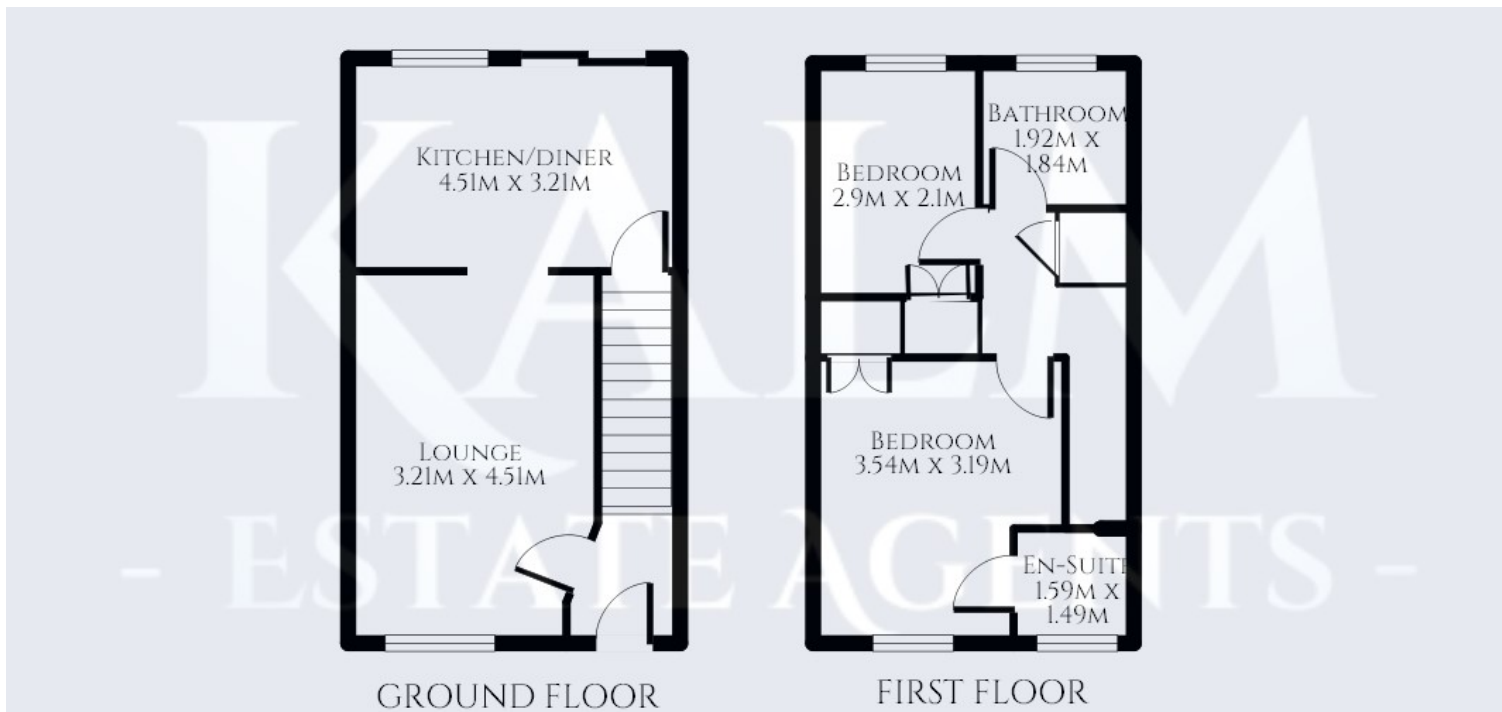
#### DRIVEWAY

Decorative purple slate area for potted plants and parking for at least two cars.

#### REAR GARDEN

Fully enclosed rear garden with Patio at both ends and gated side access. Artificial lawn and stone pathway. Mature borders of plants and bushes. Space for shed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>69</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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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