



Cleveland Way, Stevenage, Hertfordshire. SG1 6BZ

- THREE DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM
- GARAGE
- CONSERVATORY
- NEWLY FITTED - GLOSS KITCHEN
- DOWNSTAIRS CLOAKROOM
- SEPARATE DINING ROOM
- LOW MAINTENANCE GARDEN
- GREAT ASHBY LOCATION
- PARKING



PROPERTY DESCRIPTION

****GUIDE PRICE £375,000 - £385,000****

A fantastic family home with an abundance of space, this well presented, three bedroom terraced house situated in the popular location of Great Ashby. Set over three levels, this property is very versatile to accommodate a large family with a fully integrated kitchen and three reception rooms.

On the ground floor the property comprises; handle less gloss finish kitchen with integrated appliances, dining room opening into a conservatory and a downstairs cloakroom. On the first floor there is a good size lounge with two Juliet balconies and a double bedroom. On the second floor is a family bathroom, two further double bedrooms, both with fitted wardrobes and one with en-suite shower room.

To the rear of the property is an enclosed, low maintenance garden and to the front of the property, a garage and parking is situated to the side.

Cleveland way is very well located and benefits from the following Amenities:

Brooches Wood 0.1 Miles

Budgens Convenience store 0.2 Miles

Round Diamond Primary School 0.3 Miles

Barclay Secondary School 1.8 Miles

Lister Hospital 2.0 Miles

Stevenage Train Station 2.6 Miles

A1m Junction 8 2.2 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Doors leading to the kitchen, dining room and downstairs cloakroom. Stairs to the first floor.

KITCHEN

3.8m x 2.8m (12' 6" x 9' 2")

Recently refitted to a high specification with a handle less gloss finish and integrated appliances to include fridge/freezer, washer/dryer and dishwasher. Breakfast bar and undercounter lighting to create the perfect ambiance. Tiled to the floor and splash backs. Wall mounted boiler. Window to the front aspect.

DOWNSTAIRS CLOAKROOM

1.04m x 2.06m (3' 5" x 6' 9")

Refitted cloakroom comprising; w/c, wash hand basin, heated towel radiator and tiled floor.

DINING ROOM

3.79m x 3.54m (12' 5" x 11' 7")

A great space for a good sized dining table with tiled floor benefitting from underfloor heating. Opening up into the conservatory.

CONSERVATORY

3.2m x 2.9m (10' 6" x 9' 6")

A fantastic addition to be used, perfect for entertaining. With 2 solid walls and 1 full length wall with windows and doors opening up into the garden. Tiled flooring benefitting from underfloor heating.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to the lounge and third bedroom. Stairs to the second floor.

LOUNGE

3.81m x 4.95m (12' 6" x 16' 3")

A great size room which oozes light through the two sets of opening doors from Juliet balconies. Electric fire and radiator.

BEDROOM THREE

2.6m x 3.8m (8' 6" x 12' 6")

Double bedroom with two windows to the rear aspect. Radiator.

SECOND FLOOR

SECOND FLOOR LANDING

Doors to two bedrooms and family bathroom. Access to the loft via a hatch.

BEDROOM TWO

2.7m x 3.8m (8' 10" x 12' 6")

Double bedroom with two windows to the rear aspect, fitted wardrobes and radiator.

FAMILY BATHROOM

2m x 1.4m (6' 7" x 4' 7")

Refitted family bathroom comprising; side panel bath, w/c, wash hand basin, heated towel radiator. Tiled floor and walls.

BEDROOM ONE

3.8m x 2.7m (12' 6" x 8' 10")

Double bedroom with two windows to the front aspect, fitted wardrobes, radiator and access to the en-suite shower room.

EN-SUITE SHOWER ROOM

2m x 1.2m (6' 7" x 3' 11")

Partially tiled shower room comprising; shower enclosure, wash hand basin and w/c. Heated towel radiator.

EXTERIOR

GARAGE

Located to the front of the property is the garage with up and over door. Parking for two cars can also be put in front of the garage.

REAR GARDEN

A low maintenance enclosed rear garden with patio area, space for a shed and rear gated access.

AGENTS NOTES

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers should satisfy themselves that the information is correct.

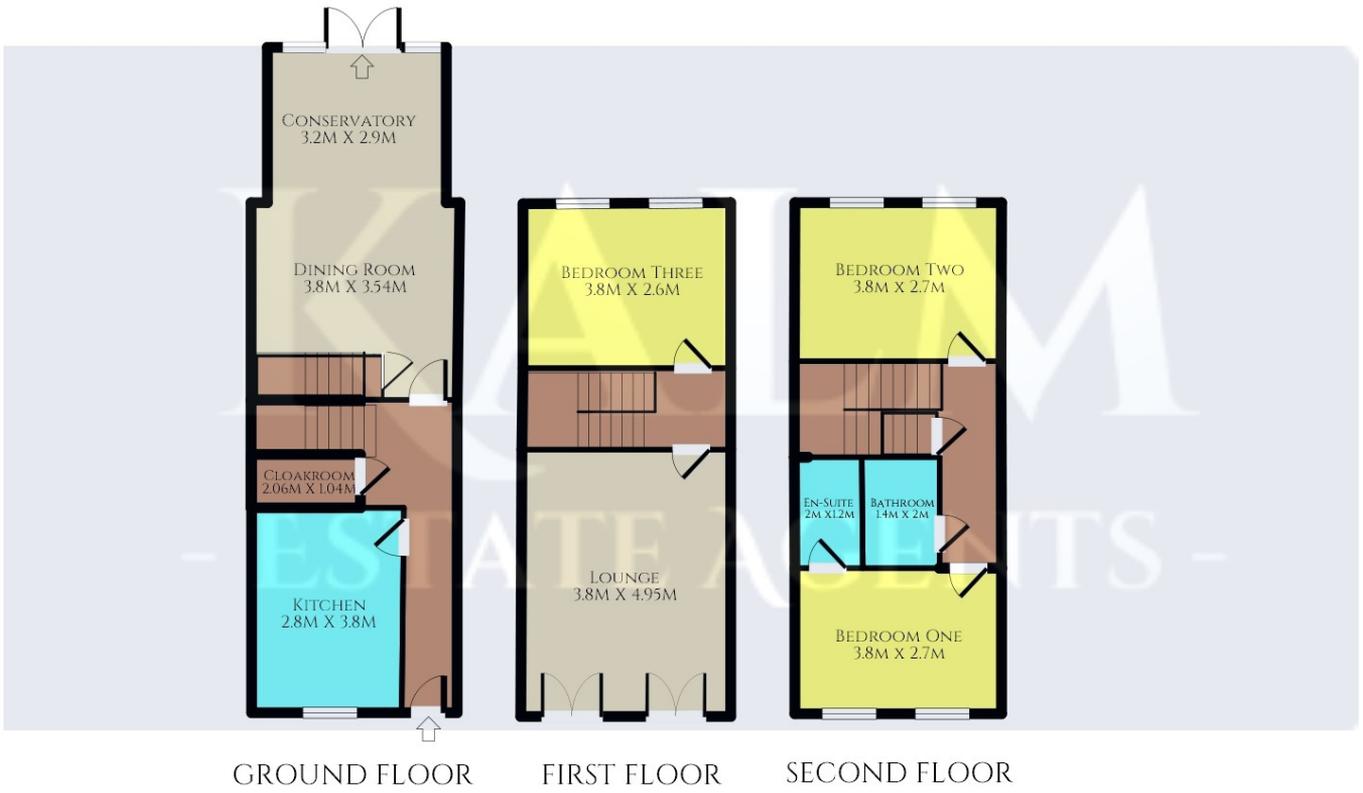
All measurements are approximate, Kalm Estate Agents try to ensure they are as accurate as possible however the purchaser must verify any measurements of importance.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order.

To comply with Money Laundering Regulations; prior to a sale being agreed, prospective purchasers will be required to produce identification documents, a list of the required documents can be found on our website www.kalmestateagents.co.uk.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Stevenage
 15, Ashdown Road, Stevenage, SG2 8TY
 01438 572020
 linzi.davis@kalmstateagents.co.uk