



WRIGHTS

20 The Beacons, Stevenage, Hertfordshire SG1 6EA

Offers Over £300,000 - Freehold

Property Summary

****CHAIN FREE****. A well presented TWO DOUBLE BEDROOM home positioned in an exclusive and popular CUL-DE-SAC at the very heart of the sought after Great Ashby area of Stevenage. DRIVEWAY FOR TWO CARS. The property benefits from great size bedrooms with the bonus of an EN-SUITE TO BEDROOM ONE, a FAMILY BATHROOM PLUS A GROUND FLOOR W/C. Low maintenance rear garden with rear access. This great property offers the ideal blank canvass to create a wonderful home. REPLACEMENT BOILER AND WATER TANK (September 2023). Great Ashby offers a range of local amenities, the highly regarded Round Diamond Primary School, and woodland walks all within a short stroll. On the fringe of Hertfordshire's rolling countryside, the picturesque village of Walkern is within walking distance with its quaint High street and pubs. Easy commute, the property is close to the A602 serving the A10 and the A1M. Energy rating tbc.

Features

- CHAIN FREE
- SMALL CUL-DE-SAC AT THE HEART OF GREAT ASHBY
- PRIVATE DRIVEWAY FOR TWO CARS TO THE FRONT
- EN-SUITE & FAMILY BATHROOM
- GROUND FLOOR W/C
- IDEAL FIRST TIME BUY OR BUY TO LET
- PRIVATE GARDEN WITH GATED ACCESS
- CATCHMENT FOR ROUND DIAMOND PRIMARY SCHOOL



Room Descriptions

WELCOME TO THE BEACONS

Approach the private cul-de-sac of just eight homes, a sense of exclusivity is demonstrated. The private driveway for two cars is a real premium which most similar homes do not offer. Enter the residence to the porch area where there is a handy w/c for guests. The main living room is a great size and offers a window to the front elevation. The stairs are to the side. The kitchen breakfast room is to the rear of the property offering a range of wall and base units. There is a window and a door to the rear garden. Upstairs there are two double bedrooms, the principal bedroom offers an en-suite shower room and built in cupboard. There is an additional bathroom also for convenience with the bonus of a bath tub.

OUTSIDE

The rear garden offers a westerly facing aspect, mostly laid to lawn, there is also a patio area for Al-fresco evening dining. There is also a shed to the far end of the garden and gated pedestrian access for convenience. The Beacons offers unrestricted street parking for visitors.

The Beacons is at the heart of Great Ashby offering excellent rural walks across countryside towards Weston and Graveley, this particular property has rural views over countryside. The Great Ashby shops are within walking distance and the Ofsted Outstanding Round Diamond Primary school is also close by.

ENTRANCE LOBBY

W/C

LIVING ROOM

KITCHEN BREAKFAST ROOM

LANDING

BEDROOM ONE

EN-SUITE

BEDROOM TWO

BATHROOM

REAR GARDEN

DRIVEWAY

COUNCIL TAX BAND C

£1,972.94



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC