



Mendip Way,
Stevenage, Hertfordshire SG1 6GQ



44 Mendip Way, Great Ashby, Stevenage, SG1 6GQ
£369,995

Stunning three bedroom townhouse providing a spacious arrangement of open-plan accommodation over three floors

An immaculate deceptively spacious three bedroom townhouse presented in show home condition whilst enjoying a spacious modern arrangement of accommodation thoughtfully planned and designed over three floors.

Highlights include an impressive open-plan fitted kitchen/diner/family room, cloakrooms to both the ground and the first floor and three double bedrooms. Other practical benefits include gas fired central heating, UPVC double glazing, fitted burglar alarm and a spacious single garage situated at the side of the property with one parking space. The property also benefits from a low maintenance well maintained garden.

The property is situated within a highly regarded turning within the popular Great Ashby development and is offered for sale Chain Free.

The accommodation comprises an entrance hallway, downstairs cloakroom/wc, kitchen/family room, first floor landing with a further cloakroom/wc, generous lounge and a double bedroom, second floor landing leading to two further spacious bedrooms and a well appointed family bathroom. Viewing highly recommended.

LOCATION

Stevenage comprises both the New and Old Towns and is close to the A1M. The Historic High Street in the Old Town offers a good selection of shops, a Waitrose and Tesco Express supermarket, cafés/restaurants, public houses, public library, local Schools and a bank. There are more comprehensive shopping facilities in the nearby New Town with Schools, a Leisure Complex, Theatre and Arts Centre and Stevenage mainline train station with fast regular trains to London Kings Cross (23 mins).

THE ACCOMMODATION COMPRISES

Double glazed front door opening to:

ENTRANCE HALLWAY

Staircase rising to the first floor, single panelled radiator, double glazed window to the front elevation, doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a white two-piece suite comprising a low level wc with chrome push button flush and a pedestal hand wash basin with chrome mixer tap, tiled splashbacks, stylish tiled floor,

wall mounted gas fired boiler, single panelled radiator and double glazed window to the front elevation.

KITCHEN /DINER/FAMILY ROOM

7.98m x 3.76m (26'2" x 12'4")

An impressive feature of the property being of excellent proportions affording open-plan living to suit a modern day lifestyle. The kitchen area has been re-fitted with a comprehensive range of white high gloss soft self-closing eye level units and drawers complemented by black granite effect rolled edged work surfaces and burgundy glazed contrasting splashbacks. Inset black graphite one and half bowl sink unit with a counter mounted mixer tap with the work surfaces extending to a peninsular breakfast bar creating a natural division between the kitchen and the dining/family areas. A range of integrated appliances include a fridge/freezer, washing machine and dishwasher with a Hotpoint dual fuel stainless steel Range oven incorporating a warming drawer, fan assisted oven, conventional oven and grille with a 7-ring gas burner and stainless steel extractor canopy above. Complemented further by downlighters and polished porcelain floor tiles extending to the full length of the room providing further space for a dining room table and sofas. Two radiators, useful understairs storage cupboard with double glazed french doors with full height double glazed windows overlooking the rear garden.

FIRST FLOOR LANDING

Radiator, staircase continuing to the second floor and doors to:

FIRST FLOOR CLOAKROOM / WC

Fitted with a white two-piece suite comprising a low level wc with chrome push button flush and a pedestal hand wash basin with chrome mixer tap, tiled walls to half height with contrasting border tile and stylish ceramic tiled floor. Shaver point, downlighters and extractor fan.

LOUNGE

4.27m x 3.73m (14'0" x 12'3")

A most comfortable room featuring stylish oak flooring complemented by a cream wooden fire surround with an inset marble hearth and an inset electric flame effect fire, two radiators, TV and phone points and two double glazed windows to the rear elevation.

BEDROOM TWO

3.25m x 3.15m (10'8" x 10'4")

A generous double room with measurements excluding a built-in wardrobe with white gloss

doors, TV and phone points and two double glazed windows to the front elevation. Continuation of stylish oak flooring.

SECOND FLOOR LANDING

A spacious "L" shaped landing with access to loft space, airing cupboard housing Megaflo hot water cylinder. Doors to:

BEDROOM ONE

3.76m x 3.23m (12'4" x 10'7")

Measurements include built-in twin double wardrobes either side of the doorway with fitted shelving and hanging rails, TV point, radiator and two double glazed windows to the front elevation. Continuation of stylish oak flooring.

BEDROOM THREE

3.73m x 2.46m +door recess (12'3" x 8'1" + door recess)

Currently being used as a study, continuation of stylish oak flooring, radiator and double glazed window to the rear elevation.

BATHROOM

2.74m x 1.68m (9'0" x 5'6")

Fitted with a modern white three-piece suite comprising a low level wc with chrome push button flush, pedestal hand wash basin with chrome mixer tap and a "P" shaped shower bath with a deck mounted chrome mixer tap, fitted shower with curved shower screen, white ceramic tiled walls with contrasting border tile and stylish tiled flooring, shaver point, extractor fan and downlighters.

OUTSIDE

FRONT GARDEN

The property is set back from the road behind a front garden laid predominantly to lawn with low clipped beech hedging, ranch style fencing and a pathway extending to the front door with carriage light and storm porch.

REAR GARDEN

The property enjoys the advantage of a low maintenance rear garden laid to lawn with stocked shrub borders enclosed by wooden panelled fencing and boundary walls with gated access leading to the garage and parking for one vehicle at the side of the property.

GARAGE

A single garage with up and over door, power and light. Tap Driveway to the front providing parking for one vehicle.

AGENTS NOTE

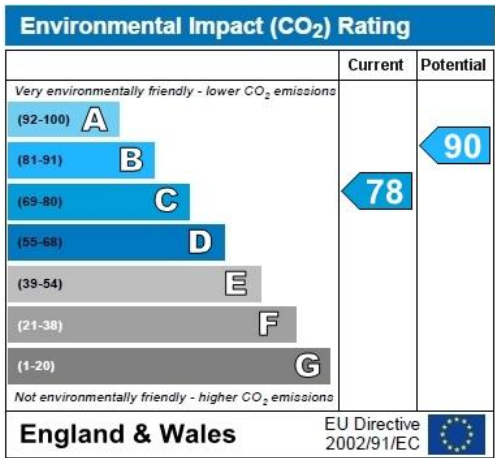
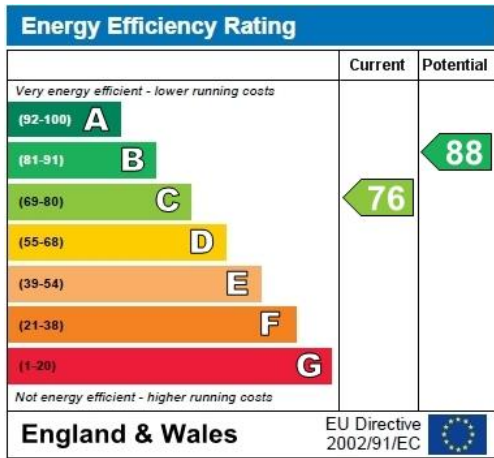
It is worthy of note that although there is only one official parking space in front of the garage, there is enough room to park a second vehicle behind the first if so required.

TENURE AND COUNCIL TAX

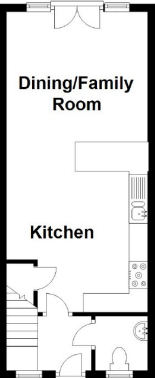
The Tenure of this property is FREEHOLD.

The Council Tax Band is "D" and the amount payable for the year 2017/18 is £1,596.35.

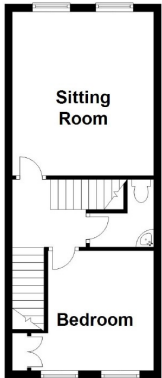




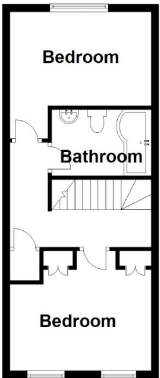
Ground Floor



First Floor



Second Floor





Telephone: 01438 316846
 oldtown@putterills.co.uk
 www.putterills.co.uk



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