



31 Fairfield Way, Great Ashby, Stevenage, SG1 6BG
£279,995



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Very well presented two bedroom home in quiet corner position in Great Ashby, with garage a few steps away, set in a peaceful turning of similar properties.

Immaculately maintained with impeccably manicured front and rear gardens. Also benefiting from UPVC double glazed sealed units throughout and gas fired central heating.

The accommodation comprises an entrance hallway, lounge with feature fireplace, open-plan kitchen/dining room with integrated oven and hob. First floor landing leading to two generous bedrooms, with the master bedroom featuring an en-suite shower room and a family bathroom featuring a white three piece suite. Viewing recommended.

LOCATION

Stevenage comprises both the New and Old Towns. The Historic High Street in the Old Town offers a good selection of shops, cafés/ restaurants, public houses and two banks. 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.



THE ACCOMMODATION COMPRISES

Part-glazed front door opening to:

RECEPTION HALLWAY

With wooden effect flooring, coat hanging space, radiator and door to:

LOUNGE 14'10" x 10'6" (4.52m x 3.20m)

Bright open room with Adam style fireplace with marble hearth and surround with an inset living flame effect electric fire, TV aerial point, single panelled radiator and double glazed window to the front elevation. Door to:

KITCHEN / DINING ROOM 13'5" x 8'7" (4.09m x 2.62m)

Open-plan with ample space for table and chairs, fitted with a comprehensive range of base and eye level units in white with grey rolled edge work surfaces with an inset white sink unit with mixer tap. Space for fridge/freezer, space and plumbing for washing machine. Integrated white oven and grill with matching four-ring gas hob over and concealed extractor canopy above. Tiled splashbacks and surrounds with complementary tiled effect vinyl flooring. Concealed wall mounted gas fired boiler, radiator, understairs storage cupboard and double glazed window and door to the rear elevation.

FIRST FLOOR LANDING

Hatch to loft space, airing cupboard housing hot water tank with laundry shelves. Doors to:

BEDROOM ONE 11'9" x 10'6" (3.58m x 3.20m)

Built-in double wardrobes, single panelled radiator, double glazed window to front elevation with views over front garden. Door to:

EN SUITE SHOWER ROOM

Fitted with a modern white three-piece suite comprising low level wc, pedestal hand wash basin, corner shower cubicle with fitted shower, white tiled surrounds, extractor fan, radiator and double glazed window to the front elevation.

BEDROOM TWO 9'10" x 7'1" (3.00m x 2.16m)

Single panelled radiator, double glazed window to the rear elevation with lovely views over the garden.

BATHROOM

Fitted with a white suite comprising a panelled bath with mixer tap and shower attachment, low level WC and a pedestal hand wash basin. White



fully tiled walls, radiator and a double glazed window to the rear elevation.

OUTSIDE

FRONT GARDEN

Front garden laid mainly to lawn with shrub border and path to front door.

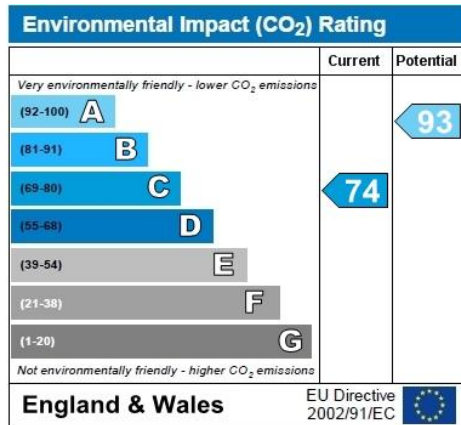
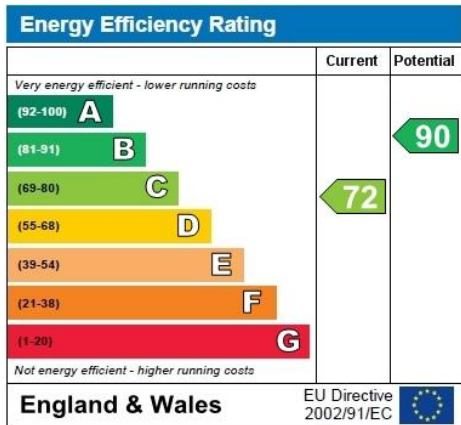
REAR GARDEN

Mainly laid to lawn with a paved patio and shrub borders including two mature fig trees.

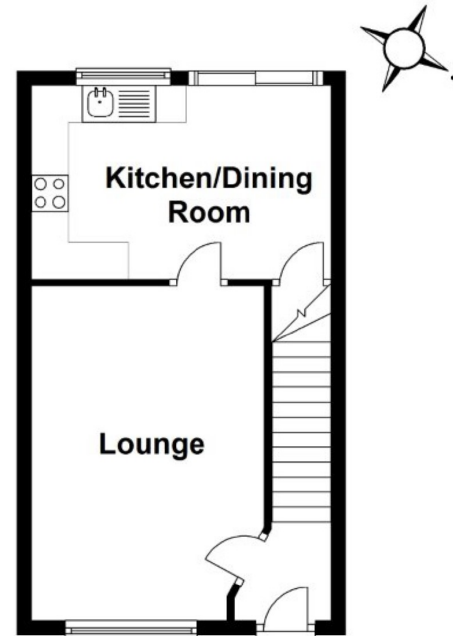
GARAGE

Single garage situated en-bloc to the front with metal up and over door (second garage along of the four garages) with parking to the front of the garage.

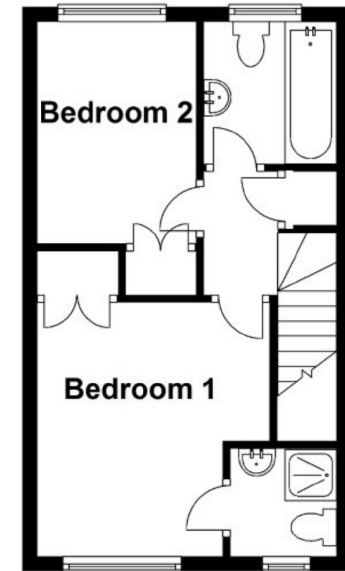




Ground Floor



First Floor



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