



PUTTERILLS

— est. 1992 —

48 Wansbeck Close, Great Ashby, Stevenage,
£279,995

DECEPTIVELY SPACIOUS, OPEN-PLAN, STYLISH TWO BEDROOM HOME WITHIN POPULAR GREAT ASHBY CUL-DE-SAC.

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A well presented CHAIN FREE recently redecorated, spacious, two bedroom home featuring an impressive OPEN-PLAN ground floor layout incorporating a comfortable lounge with an open-plan modern fitted kitchen/dining room with a double glazed conservatory beyond with a feature sloping part-vaulted roof line. In our opinion this is one of the most popular styles of two bedroom houses in Great Ashby with the open-plan layout promoting a greater feeling of space and light. In addition the first floor accommodation comprises two generous bedrooms and a modern fitted bathroom with further practical benefits including sealed unit double glazing and gas fired central heating. The property has the advantage of a low maintenance paved rear garden and two allocated parking spaces. 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

Leaded light double glazed composite front door opening to:

ENTRANCE HALLWAY

Staircase rising to the first floor, coat hanging space, radiator and door to:

MAIN LIVING AREA

The property benefits from an impressive open-plan ground floor layout promoting a particularly spacious light feel to the ground floor accommodation whilst comprising a

comfortable lounge opening through to a modern fitted kitchen/dining room with a conservatory beyond with a feature sloping part-vaulted roof line.

LOUNGE AREA 4.40 x 3.04 (14'5" x 10'0")

Useful understairs storage cupboard, TV and telephone points, central heating thermostat, double panelled radiator and sealed unit double glazed window to the front elevation.

KITCHEN / DINING ROOM 4.00 x 3.26 (13'1" x 10'8")

Part divided by a comprehensive range of cream shaker style wooden base and eye level units and drawers finished with mottled granite effect work surfaces with an inset one and half bowl stainless steel sink unit with a built-in white oven, matching gas hob and extractor canopy above with space for a fridge/freezer and a freestanding washing machine (possibly available by separate negotiation). Pelmet lighting, downlighters, extractor fan, space for a dining table and radiator.

CONSERVATORY 4.00 x 2.43 (13'1" x 8'0")

Of double glazed construction comprising a feature sloping part-vaulted vented roof line with fitted blinds and twin double glazed french doors with full height windows overlooking the rear garden. Radiator and wall lights.

FIRST FLOOR LANDING

Access to the loft space. Doors to:

BEDROOM ONE 4.00 x 3.46 (13'1" x 11'4")

Measurements include a built-in triple wardrobe with fitted shelving to one side and an airing cupboard with insulated hot water tank and laundry shelves. TV aerial point, radiator and sealed unit double glazed window to the front elevation.

BEDROOM TWO 3.87 x 1.95 (12'8" x 6'5")

A good sized second bedroom with telephone point, radiator and sealed unit double glazed window to the rear elevation.

BATHROOM 1.96 x 1.90 (6'5" x 6'3")

Fitted with a modern white three-piece suite comprising a low level wc with concealed cistern set to decorative wooden panelling with a vanity hand wash basin to one side with storage recess below, wooden panelled bath with separate shower over and glazed shelved recess opposite, downlighters, radiator, tiled effect flooring and white tiled splashbacks. Arched sealed unit double glazed window to the rear elevation.

OUTSIDE FRONT

Shingled border with storm porch and path leading to the front door.

PARKING

Two allocated parking spaces, one immediately to the front of the property with the second space situated in the parking bays opposite.

REAR GARDEN

Low maintenance paved rear garden with substantial wooden garden shed and gated access at the rear.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD.
The Council Tax Band is "C" and the amount payable for the year 2017/18 is £1,418.97.
The Energy Performance Certificate Rating is "C".

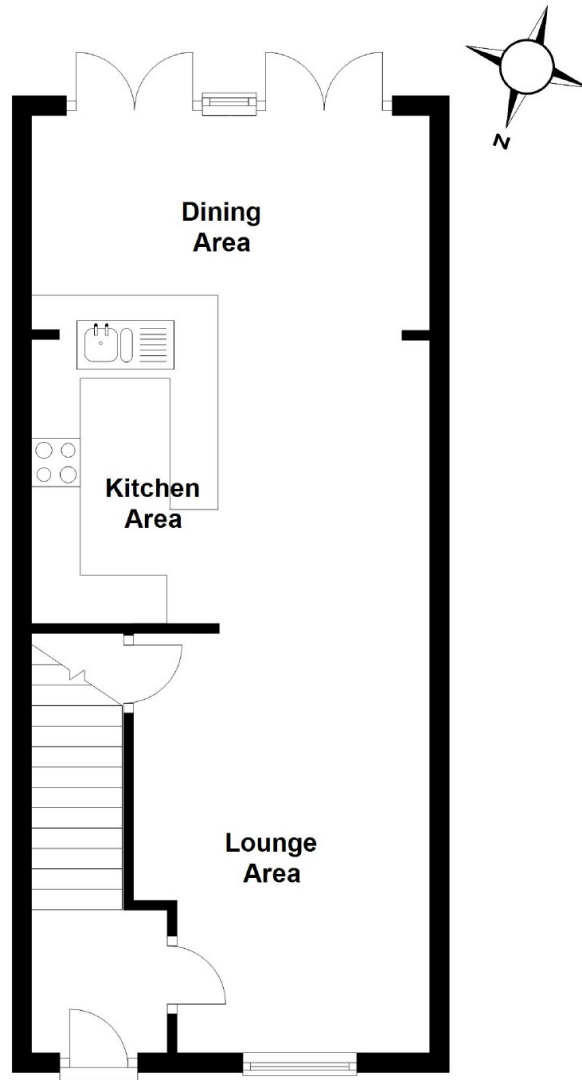
AGENTS NOTE

We have been advised by the vendor that a new gas central heating boiler was installed in the latter half of 2017.

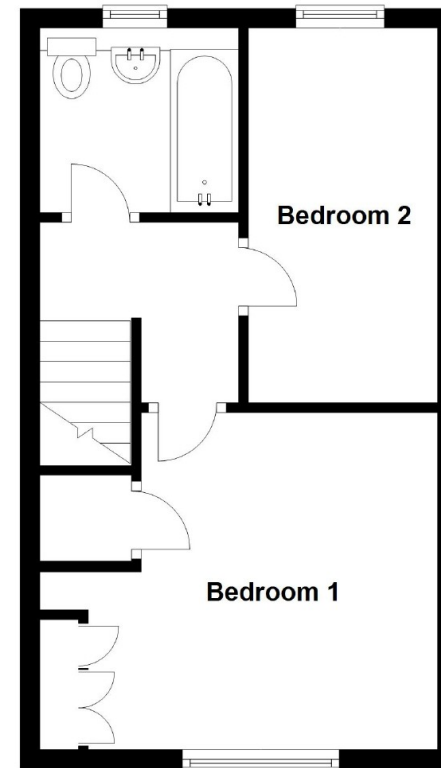




Ground Floor



First Floor



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