



PUTTERILLS

est. 1992

7 Neagh Close, Great Ashby, Stevenage,
£279,995

TUCKED AWAY TOWARDS THE END OF A HIGHLY REGARDED GREAT ASHBY CUL-DE-SAC, WELL PRESENTED WITH GENEROUS PRIVATE REAR GARDEN, GARAGE AND DRIVEWAY.

* STAMP DUTY EXEMPT FOR FIRST TIME BUYERS *

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Situated in a popular cul-de-sac within Great Ashby on the eastern outskirts of Stevenage, a much improved well presented two bedroom middle row home with the added benefit of a larger than average secluded rear garden and a garage with driveway. The property has been improved to include stylish oak flooring to the ground floor and a refitted kitchen. Other practical benefits include sealed unit double glazing and gas fired central heating. In full, the accommodation comprises an entrance hall, lounge, kitchen/dining room, first floor landing leading to two bedrooms and a well appointed family bathroom. Viewing 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 to:

ENTRANCE HALL

With stylish oak flooring, staircase rising to the first floor and radiator. Door to:

LOUNGE 4.39 x 2.98 (14'5" x 9'9")

Continuation of oak flooring, TV and phone points, central heating thermostat, understairs storage cupboard, radiator and sealed unit double glazed window to the front elevation.

Door to:

DINING ROOM 9'9" x 6'11" (2.97m x 2.11m)

Continuation of oak flooring, space for table, radiator, double glazed patio doors opening onto the rear garden and wide archway to:

KITCHEN 9'9" x 6'4" (2.97m x 1.93m)

Fitted with a comprehensive range of oak effect base and eye level units and drawers complemented by chunky chrome handles and black granite effect work surfaces with an inset one and half bowl sink unit with chrome mixer tap. Built-in John Lewis stainless steel oven with a stainless steel Neff four-ring gas hob over with stainless steel extractor fan above, space and plumbing for washing machine and fridge/freezer, glass mosaic tiled surrounds, continuation of oak flooring, wall mounted gas fired boiler, radiator, TV point and sealed unit double glazed window to the rear elevation.

FIRST FLOOR LANDING

Access to loft space.

Doors to:

BEDROOM ONE 3.46 x 3.96 (11'4" x 13'0")

Measurements include a substantial freestanding double wardrobe with sliding mirrored doors, airing cupboard, insulated hot water cylinder and laundry shelves, radiator and a sealed unit double glazed window to the front elevation.

BEDROOM TWO 3.93 x 1.91 (12'11" x 6'3")

Radiator and sealed unit double glazed window to the rear elevation.

BATHROOM

Fitted with a modern white three-piece suite comprising a low level wc with concealed cistern behind decorative wooden panelling with vanity hand wash basin to the side set to a white counter top with storage recess below. Wooden panelled bath with chrome mixer tap and separate power shower over, fitted shower screen and glazed illuminated display shelves opposite. Extractor fan, shaver point, white ceramic tiled surrounds, downlighters, wooden effect flooring, radiator and arched sealed unit double glazed window to the rear elevation.

OUTSIDE FRONT

A small front garden with attractive box hedging, block paved pathway with covered canopy leading to the front door.

REAR GARDEN

A particular feature of the property is the larger than average rear garden with a private aspect being laid predominantly to lawn with a paved terrace with well stocked border to the rear, enclosed by wooden panel fencing, outside tap and light.

GARAGE

Situated at the end of the cul-de-sac, a single garage with up and over door and light. Block paved driveway providing off-road parking for one vehicle.

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 £1418.97.
The EPC Rating is: "C".





