



PUTTERILLS

EST. 1992

15 Old Bourne Way, Great Ashby, Stevenage SG1 6AD  
**£284,995**



## SPACIOUS, WELL PRESENTED TWO DOUBLE BEDROOM MODERN HOME WITHIN POPULAR GREAT ASHBY CUL-DE-SAC BENEFITING FROM OFF-ROAD PARKING FOR TWO VEHICLES.

\* STAMP DUTY EXEMPT FOR FIRST TIME BUYERS \*

An excellent example of a larger than average two double bedroom, middle row, modern home enjoying a pleasant cul-de-sac position set behind a block paved double width driveway providing parking for two vehicles, side by side, within the popular Great Ashby development. The property benefits further from gas fired central heating and UPVC double glazing with a larger than average private rear garden. The spacious accommodation comprises an entrance porch, comfortable well proportioned lounge, spacious open-plan kitchen/dining room, first floor landing leading to two double bedrooms with built-in wardrobes to the master bedroom and a refitted modern family bathroom. Viewing highly recommended.

### STEVENAGE

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 and local Schools. 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 PORCH

Coat hanging space, wooden laminate flooring, radiator and door to:

#### LOUNGE 4.48 x 3.87 (14'8" x 12'8")

Measurements include the staircase rising to the first floor, continuation of laminate flooring, two radiators, TV and telephone points with a Virgin cable point, central heating thermostat and double glazed window to the front elevation. Door to:

#### KITCHEN / DINING ROOM 3.84 x 2.96 (12'7" x 9'9")

Fitted with a comprehensive range of beech effect base and eye level units and drawers finished with grey rolled edged work surfaces with an inset one and half bowl sink unit with mixer tap, built-in white electric oven with matching four-ring gas hob with concealed extractor canopy above, space and plumbing for a washing machine and fridge/freezer. Cupboard housing wall mounted gas fired boiler, tiled effect flooring, cream tiled splashbacks, radiator, ample space for dining table, double glazed window to the rear elevation and sealed unit part-glazed door opening to the rear garden.

#### FIRST FLOOR LANDING

Radiator, access to the part-boarded loft space with light. Doors to:

#### BEDROOM ONE 3.20 x 2.61 (10'6" x 8'7")

Measurements exclude a range of two built-in double wardrobes across the width of the room, radiator and double glazed window to the rear elevation.

#### BEDROOM TWO 3.85 x 2.84 (12'8" x 9'4")

Measurements include the airing cupboard housing the hot water tank and laundry shelves, radiator and two double glazed windows to the front elevation.

#### BATHROOM 1.92 x 1.88 (6'4" x 6'2")

Refitted with a modern white three-piece suite comprising a low level wc with a concealed cistern set behind white gloss panels with a chrome push button flush with a vanity shelf above extending to a rectangular hand wash basin with chrome mixer tap and matching vanity unit below. Panelled bath with chrome mixer tap and shower attachment with fitted shower scree, grey polished porcelain floor and wall tiles, extractor fan, chrome heated towel radiator and fitted bathroom cabinet with mirrored doors.

#### OUTSIDE

#### PARKING

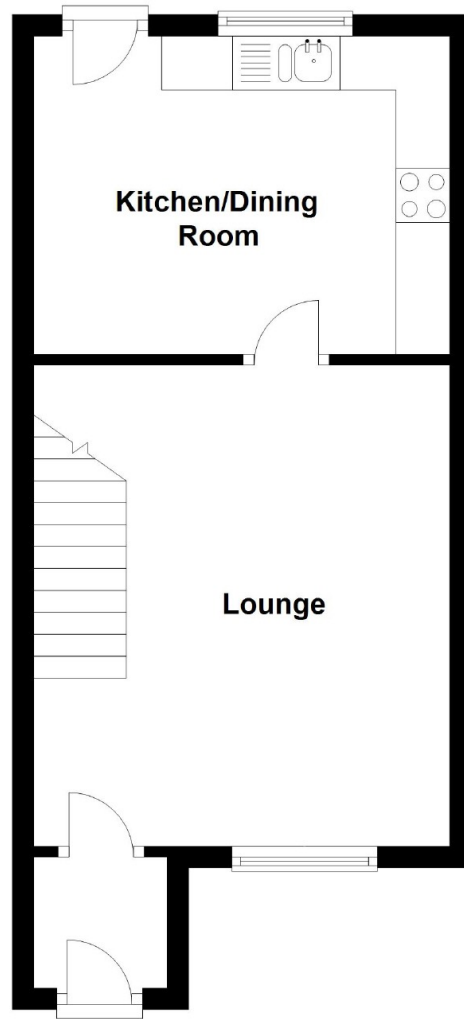
Double width block paved driveway providing off-road parking for two vehicles,



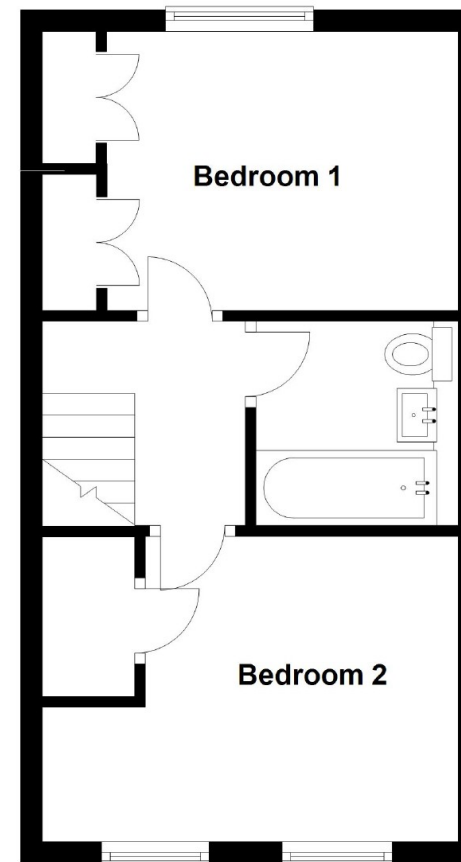




**Ground Floor**



**First Floor**



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