



PUTTERILLS

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19 Finbracks, Great Ashby, Stevenage, SG1 6HB  
**£494,995**

## SUBSTANTIAL THREE-STOREY, FIVE BEDROOM DETACHED FAMILY HOME WITH ACCOMMODATION OVER THREE FLOORS AND DETACHED GARAGE, ON THE EDGE OF GREAT ASHBY.

\* FIVE DOUBLE BEDROOMS, THREE BATHROOMS\*

A deceptively spacious FIVE DOUBLE BEDROOM detached family home enjoying a pleasant position tucked away on the outskirts of Great Ashby, fronting a tree-lined pedestrian pathway with a rural country lane beyond. This flexible family home offers a tremendous arrangement of accommodation over three floors including five double bedrooms with an en-suite shower room to the master bedroom with two further family bathrooms. The ground floor provides a modern open-plan arrangement of accommodation, ideal for a growing family, including a reception hallway, downstairs cloakroom/wc, open-plan modern fitted kitchen, dining room, comfortable lounge and a separate family room. Further practical benefits include double glazing, gas fired central heating, detached single garage with parking for two vehicles and a low maintenance enclosed rear garden. 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, a 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

Leaded light double glazed front door opening to:

#### RECEPTION HALLWAY

Finished with stylish wooden effect flooring, radiator, coat hanging space, central heating thermostat, staircase rising to the first floor with understairs storage cupboard and doors to:

#### STUDY 3.01 x 2.92 (9'11" x 8")

Continuation of wooden effect flooring, radiator and double glazed bay window to

the front elevation.

#### LOUNGE 4.65 x 3.73 (15'3" x 12'3")

Measurements taken into the double glazed bay window to the front elevation, TV and phone points, two radiators and double doors opening to:

#### FAMILY ROOM 4.14 x 2.93 (13'7" x 9'7")

A versatile additional reception room with a variety of uses with double glazed french doors opening to the rear garden. Continuation of stylish wooden effect flooring, radiator and door to:

#### KITCHEN / DINING ROOM 5.90 x 4.60 (19'4" x 15'1")

A particular feature of this property is the generous open-plan kitchen/dining room of excellent proportions, ideally suited for a growing family, combining kitchen, family and dining areas. The kitchen is defined by a comprehensive range of modern white base and eye level units and drawers with contrasting slate grey surrounds complemented further by black square edged granite effect work surfaces with an

inset one and half bowl stainless steel sink unit. A range of integrated appliances include a Bosch stainless steel and double oven with stainless steel four-ring hob with concealed extractor canopy above, integrated dishwasher and fridge/freezer. The cabinets extend to a peninsular breakfast bar with tiled splashbacks, cupboard housing wall mounted gas fired boiler, two radiators, continuation of stylish wooden effect flooring with the kitchen units naturally dividing the room to provide an eating area with ample space for family sized dining room table with double glazed french doors with wing windows opening to the rear garden. Door to:

#### UTILITY ROOM 2.11 x 1.86 (6'11" x 6'1")

Fitted with base level cupboards with rolled edge work surfaces over with an inset stainless steel sink unit with mixer tap, space and plumbing for a washing machine and tumble dryer, continuation of wooden effect flooring and part-glazed door opening to the side of the property. Door to:

#### DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc and pedestal hand wash basin, continuation of wooden effect flooring, radiator and extractor fan.

### **FIRST FLOOR LANDING**

Radiator, staircase continuing to the second floor, airing cupboard with hot water cylinder, double glazed window to the front elevation and doors to:

#### **BEDROOM ONE 3.92 x 3.84 (12'10" x 12'7")**

A generous master bedroom with measurements excluding a range of built-in wardrobes across the width of the room, radiator, double glazed window to the rear elevation and door to:

#### **EN-SUITE BATHROOM 2.47 x 1.96 (8'1" x 6'5")**

Measurements taken into recess. Fitted with a white four-piece suite comprising a panelled bath with mixer tap, pedestal hand wash basin with mixer tap, low level wc with push button flush, double width walk-in shower cubicle with fitted shower, grey tiled surrounds and tiled effect flooring, downlighters, radiator and double glazed window to the rear elevation.

#### **BEDROOM TWO 3.85 x 2.96 (12'8" x 9'9")**

Radiator and double glazed window to the front elevation.

#### **BEDROOM THREE 3.94 x 3.00 (12'11" x 9'10")**

Measurements exclude a built-in triple wardrobe, radiator and double glazed window to the front elevation.

#### **FAMILY BATHROOM 2.95 x 2.93 (9'8" x 9'7")**

Fitted with a white four-piece suite comprising a panelled bath with mixer tap, pedestal hand wash basin with mixer tap, low level wc with push button flush, double

length shower cubicle with fitted shower, grey tiled surround and tiled effect flooring, shaver point, extractor fan, radiator and double glazed window to the rear elevation.

### **SECOND FLOOR LANDING**

Radiator and double glazed window to the front elevation. Doors to:

#### **BEDROOM FOUR 5.06 x 3.85 (16'7" x 12'8")**

A generous double bedroom of excellent proportions featuring double glazed window to the front elevation and a sealed unit double glazed Velux window with fitted blind to the rear. Radiator.

#### **BEDROOM FIVE 4.58 x 3.07 (15'0" x 10'1")**

A further generous double bedroom with a radiator, eaves storage cupboard, double glazed window to the front elevation and a sealed unit double glazed Velux window with fitted blind to the rear.

#### **BATHROOM 2.28 x 1.70 (7'6" x 5'7")**

The property benefits from a second family bathroom situated on the second floor, ideal for serving the two second floor bedrooms and fitted with a white three-piece suite comprising a low level wc, pedestal hand wash basin and a panelled bath with grey tiled walls and tiled effect flooring. Radiator, extractor fan and sealed unit double glazed Velux window to the rear elevation.

### **OUTSIDE**

The property enjoys an unusual location situated on the outskirts of Great Ashby, fronting a tree-lined pedestrian pathway with a country lane beyond creating a rural feel to the location.

### **REAR GARDEN**

Laid predominantly to lawn with raised wooden decking across the width of the property. A pathway extends to the gated access at the rear and a personal door to the

detached single garage. Garden enclosed by a combination of close-boarded wooden panelled fencing and brick retaining walls with gated access to the front of the property. Useful wide storage area to one side.

### **GARAGE**

Single detached garage approachable from the rear of the property with off-road parking for two vehicles to both the front and side of the garage.

### **AGENTS NOTE**

We have been advised by the current owners that there is a monthly maintenance charge of £7.99 being a contribution toward the upkeep of the private roads/communal areas etc.

### **TENURE AND COUNCIL TAX**

The Tenure of this property is FREEHOLD. The Council Tax Band is "F". The amount payable for the year 2018/19 is £2,439.55.









