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40 Ryders Hill, Great Ashby, Stevenage, SG1 6BJ
£519,995

FIVE DOUBLE BEDROOM DETACHED FAMILY HOME WITHIN HIGHLY REGARDED GREAT ASHBY TURNING WITH THE ADVANTAGE OF A WIDE BLOCK PAVED DRIVEWAY FOR THREE VEHICLES.

A most attractive five bedroom, three bathroom, modern detached family home offered for sale in excellent decorative order throughout whilst benefiting from a sunny, southerly facing private rear garden with a wide block paved frontage providing off-road parking for at least three vehicles. Arranged over three floors, this spacious home offers five bedrooms of excellent proportions, two of which benefit from modern generous en-suite shower rooms with a four-piece family bathroom including both a bath and separate shower cubicle. Further practical benefits include double glazing and gas fired central heating. In full, the accommodation comprises a wide welcoming reception hallway, downstairs cloakroom/wc, open-plan modern fitted kitchen/breakfast room, separate dining/family room, comfortable lounge overlooking the rear garden, first floor landing providing access to three double bedrooms with the master bedroom benefiting from a range of built-in wardrobes and an en-suite shower room with a four-piece family bathroom. The second floor landing provides access to two further double bedrooms, one of which is of excellent proportions featuring a further range of built-in wardrobes and a particularly spacious en-suite shower room. Viewing highly recommended.

LOCATION

Stevenage comprises both the New and Old Towns and is conveniently situated within easy access of the A1M. The Historic High Street in the Old Town offers a good selection of shops, a Tesco Express supermarket, cafés/restaurants, public houses and a public library. In addition the area is well served by a good selection of local primary and secondary 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

Sealed unit double glazed front door and side window opening to:

RECEPTION HALLWAY

Wide welcoming reception hallway featuring an attractive staircase rising to the first floor with storage cupboard below. Downlighters, radiator with decorative cover, central heating thermostat and doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a white two-piece suite comprising a pedestal hand wash basin with chrome mixer tap, low level wc with chrome push button flush, white tiled surrounds with contrasting border tile and radiator.

FAMILY / DINING ROOM 3.26 x 3.00 (10'8" x 9'10")

The original dining room is now being used as a family room with a radiator and double glazed window to the front elevation.

LOUNGE 4.61 x 3.83 (15'1" x 12'7")

A most comfortable room with central double glazed french doors framed by two double glazed windows to either side overlooking the garden, Concealed wiring for wall mounted television, feature limestone fireplace and hearth with an inset living flame gas fire, two radiators and plaster ceiling roses.

KITCHEN / BREAKFAST ROOM 5.00 x 2.96 (16'5" x 9'9")

A generous open-plan kitchen/breakfast room fitted to one end with a comprehensive

range of white gloss base and eye level units and drawers finished with wooden effect white gloss trimmed square edged work surfaces with an inset one and half bowl stainless steel sink unit with chrome mixer tap. A range of integrated appliances include a Neff stainless steel and glazed double oven, Smeg electric ceramic hob with stainless steel extractor canopy above, integrated fridge/freezer and dishwasher. Space and plumbing for washing machine, white tiled splashback with contrasting border tile, tiled effect flooring, under-unit and downlighters, radiator, cupboard housing wall mounted gas fired boiler, space for breakfast table with double glazed door and window to the side and double glazed window to the rear elevation.

FIRST FLOOR LANDING

Downlighters, staircase continuing to the second floor, airing cupboard and separate storage cupboard, radiator and doors to:

BEDROOM ONE 4.36 x 2.95 (14'4" x 9'8")

A most comfortable master bedroom with measurements excluding built-in twin double

wardrobes, radiator, double glazed window to the front elevation and door to:

EN-SUITE SHOWER ROOM 1.93 x 1.90 (6'4" x 6'3")

Fitted with a modern white three-piece suite comprising a walk-in shower cubicle with fitted Aqualisa shower, low level wc with chrome push button flush and a circular vanity hand wash basin set to a granite effect vanity shelf with cupboard below, white tiled walls to half height with decorative border tile, downlighters, radiator and double glazed window to the front elevation.

BEDROOM TWO 3.23 x 3.15 (10'7" x 10'4")

A further generous double bedroom with measurements excluding a storage cupboard, radiator and double glazed window to the rear elevation.

BEDROOM THREE 3.02 x 2.53 (9'11" x 8'4")

A further double bedroom with a radiator and double glazed window to the front elevation.

FAMILY BATHROOM 2.83 x 2.38 (9'3" x 7'10")

A generous family bathroom fitted with a modern white four-piece suite comprising a panelled bath with mixer tap and shower attachment, separate walk-in shower cubicle with fitted Aqualisa shower, low level wc with a concealed cistern set behind white gloss decorative panels with shelving to one side and a granite effect vanity shelf over with a hand wash basin with chrome mixer tap and further cupboard below. White tiled walls with contrasting border tile, radiator, downlighters and double glazed window to the side elevation.

SECOND FLOOR LANDING

Half height double glazed landing window to the rear elevation, downlighters, radiator and doors to:

BEDROOM FOUR 3.50 x 3.16 (11'6" x 10'4")

A most generous double bedroom with measurements excluding both twin double wardrobes and a further single wardrobe/cupboard. Two radiators, two double glazed windows to the side elevation and door to:

EN-SUITE SHOWER ROOM 2.85 x 1.98 (9'4" x 6'6")

A particularly spacious en-suite shower room fitted with a modern white three-piece suite comprising a walk-in shower cubicle with fitted Aqualisa shower, low level wc with a concealed cistern set behind white gloss decorative panels with shelving to one side and granite effect vanity shelf above with further cupboard below, matching vanity unit with chrome mixer tap, granite effect vanity shelf with further cupboard below. White tiled walls with contrasting border tile, downlighters, extractor fan and double glazed window to the front elevation.

BEDROOM FIVE 4.76 x 2.40 (15'7" x 7'10")

A further generous bedroom with a radiator and double glazed window to the front elevation.

OUTSIDE FRONT

The property is set back from the road behind a generous block paved frontage providing off-road parking for at least three vehicles flanked to either side by boundary hedging with gated access to the rear garden.

GARAGE

Integral single garage with up and over door, power and light.

REAR GARDEN

The property enjoys the benefit of a sunny southerly facing rear garden enjoying a private aspect with tiered wooden decking leading down to a paved patio with garden

to one side laid predominantly to lawn with specimen tree and shrubbery with garden shed to one corner enclosed by wooden panelled fencing. Outside tap, light and gated access to the front.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD. The Council Band is "F". The Council is North Herts District Council. The EPC Rating is: D.

VIEWING INFORMATION

Viewings are strictly by appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

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