



Finbracks, Great Ashby, Stevenage, SG1 6HB

Guide price £425,000

GUIDE PRICE £425,000 - £440,000 This Peacefully Positioned and Exceptional Four Bedroom Detached Family Home with Garage and Driveway set on the edge of Great Ashby overlooking Tilekiln Wood, ideal for Dog Walkers. Features include, Kitchen/Breakfast Room, Separate Dining Room, Lounge, Family Room, Utility Room, Downstairs Cloakroom, Upstairs you will find Four Double Bedrooms, Fitted Bathroom and En-Suite. Coming complete with a Private Rear Garden, Garage & Parking for Two Cars.



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Accommodation Comprises Of:

Door into Entrance Hallway.

Entrance Hallway

Wooden flooring, double panelled radiator, doors into Lounge, Downstairs Cloakroom and Dining Room, stairs to first floor landing.

Downstairs Cloakroom

Fitted carpet, pedestal wash basin, tiled splash backs, WC, double panelled radiator, ceiling extractor fan.

Lounge 10'3 x 16'5 (3.12m x 5.00m)

Fitted carpet, two double panelled radiators, double glazed UPVC window to front aspect, TV and BT points, double glazed UPVC french doors into Rear Garden.

Dining Room 9'7 x 13'6 (into bay) (2.92m x 4.11m (into bay))

Fitted carpet, duel aspect double glazed UPVC windows to front and side, double panelled radiator, coving to ceiling, door to Kitchen/Diner.

Kitchen/Diner 14'4 x 11'6 (4.37m x 3.51m)

Tiled effect laminate flooring, duel aspect double glazed UPVC windows to both sides, range of base and eye level cupboard and drawer units with roll edge work surfaces, tiled splash backs, 1 ½ bowl stainless steel sink and drainer with mixer tap, integrated electric oven and grill with gas hob and extractor hood over, integrated dishwasher, integrated fridge freezer, ceiling spotlights, double panelled radiator, doors into Utility Room and Separate Family Room.

Utility Room 6'3 x 5'7 (1.91m x 1.70m)

Tiled effect laminate flooring, double panelled radiator, base and eye level cupboard and drawer units with roll edge work tops, stainless steel sink and drainer, partially tiled walls, extractor fan, integrated washing machine, double glazed door into Rear Garden.

Family Room 9'6 x 11'6 (2.90m x 3.51m)

Laminate flooring, double panelled radiator, duel aspect double glazed UPVC windows to rear and side aspects, ceiling spotlights, alarm system, double glazed UPVC french doors into Rear Garden.

Stairs To First Floor Landing

Fitted carpet, double panelled radiator, access to part boarded loft with ladder and window in the loft offering natural light, door to airing cupboard, doors to all rooms, double glazed UPVC window to rear aspect.

Bedroom 1: 11'7 x 16'7 (3.53m x 5.05m)

Fitted carpet, two double panelled radiators, three sets of double doors to fitted wardrobes, door into En-Suite, three double glazed UPVC windows to both sides.

En-Suite

Vinyl flooring, double width shower cubicle with high pressure shower, half tiled walls, double panelled radiator, pedestal wash basin, WC, double glazed UPVC window to side aspect, shaver point, ceiling spotlights, ceiling extractor fan.

Bedroom 2: 10'1 x 11'2 (3.07m x 3.40m)

Fitted carpet, duel aspect double glazed UPVC windows to front and side, double panelled radiator, fitted treble width wardrobe.

Bedroom 3: 8'3 x 9'9 (2.51m x 2.97m)

Fitted carpet, double panelled radiator, double glazed UPVC window to front aspect.

Bedroom 4: 8'3 x 9'9 (2.51m x 2.97m)

Fitted carpet, double panelled radiator, double glazed UPVC window to rear aspect.

Family Bathroom

Vinyl flooring, bath with shower attachment, half tiled walls, WC, pedestal wash basin, double panelled radiator, ceiling spotlights, ceiling extractor fan, shaver point, double glazed UPVC window to front aspect.

Private South Facing Rear Garden

Pathway leading to the rear gated access, lawn, flower and shrub borders, outside lighting, rear decked seating area with separate lighting and shingle and shrub borders, timber fence perimeter, timber framed bin store.

Garage & Driveway

Metal up and over door, driveway to the front for one car with an additional parking space, outside tap to the side of the house.









Ground Floor

Approx. 62.3 sq. metres (670.6 sq. feet)



First Floor

Approx. 64.3 sq. metres (692.0 sq. feet)



Total area: approx. 126.6 sq. metres (1362.6 sq. feet)

Energy Performance Certificate

21, Finbracks, STEVENAGE, SG1 6HB


Dwelling type: Detached house
Date of assessment: 23 June 2017
Date of certificate: 26 June 2017

Reference number: 2178-4015-7276-5523-5924
Type of assessment: RdSAP, existing dwelling
Total floor area: 127 m²

Use this document to:

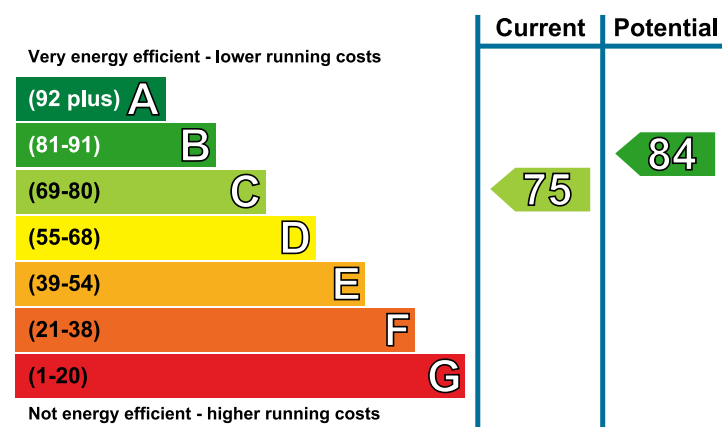
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,367
Over 3 years you could save	£ 147

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 279 over 3 years	
Heating	£ 1,716 over 3 years	£ 1,728 over 3 years	
Hot Water	£ 372 over 3 years	£ 213 over 3 years	
Totals	£ 2,367	£ 2,220	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.



The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Solar water heating	£4,000 - £6,000	£ 147	
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 855	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.