



Fairfield Way, Great Ashby, Stevenage, Herts, SG1 6BG

Offers in excess of £350,000

Welcoming to the market this Immaculately Presented, Modernised & Improved Three Bedroom Linked Detached Home set within a Sought After Location of Great Ashby within walking distance to Local Fields and Woodland. Internally the property comprises of; An Entrance Hallway, Downstairs Cloakroom, Lounge, Re-Fitted Kitchen/Diner and Conservatory. Upstairs you will find Three Good Sized Bedrooms, Family Bathroom & Re-Fitted En-Suite. Externally the property offers a Generous Sized Rear Garden with a personal door into the Garage Conversion which is currently used as an office but would be ideal for a Study or Playroom. To the front of the property you have storage in the front of the Garage and a Driveway for 2 Cars. Also offering a shingle stoned Front Garden, viewing comes highly recommended!



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Accommodation Comprises Of:

Door into Entrance Hallway.

Entrance Hallway

Karndean flooring, single panel radiator, doors into Downstairs Cloakroom and Lounge.

Downstairs Cloakroom

Fitted carpet, WC, pedestal wash basin, partially tiled walls, single panel radiator.

Lounge 18'0 x 10'8 (5.49m x 3.25m)

Fitted carpet, double panelled radiator, coving to ceiling, stairs to first floor landing, door to under stairs storage cupboard, single panel radiator, double panelled radiator, door into Re-Fitted Kitchen/Diner, double glazed UPVC window to front aspect.

Re-Fitted Kitchen/Diner 13'9 x 9'8 (4.19m x 2.95m)

Wooden flooring, double panelled radiator, range of base and eye level cupboard and drawer units with roll edge bamboo work surfaces and LED kickboard spotlighting, integrated dishwasher, integrated electric oven with an induction hob and extractor hood over, space for tall standing fridge freezer, space for washing machine, 1 ½ bowl sink and drainer with mixer tap, double glazed UPVC window to rear aspect, ample space for table and chairs, double glazed patio doors into Conservatory.

Conservatory 11'9 x 8'5 (3.58m x 2.57m)

Wooden flooring, power and lighting, electric heating, double glazed UPVC windows to all aspects, double glazed UPVC french doors into Rear Garden.

Stairs To First Floor Landing

Fitted carpet, access to part boarded loft, doors to all rooms.

Bedroom 1: 10'4 x 8'6 (3.15m x 2.59m)

Wooden flooring, single panel radiator, double doors to fitted wardrobes, treble sliding mirrored doors to further fitted wardrobe, double glazed UPVC window to front aspect, door into Re-Fitted En-Suite.

Re-Fitted En-Suite

Ceramic tiled flooring, fully tiled walls, WC, vanity sink unit, ceiling extractor fan, fully tiled shower cubicle with power shower and rainfall shower head, single panel radiator, extractor fan, double glazed UPVC window to front aspect.

Bedroom 2: 11'9 x 7'7 (3.58m x 2.31m)

Wooden flooring, single panel radiator, double doors to fitted wardrobe, double glazed UPVC window to rear aspect.

Bedroom 3: 8'5 x 6'0 (2.57m x 1.83m)

Wooden flooring, single panel radiator, double doors to fitted wardrobe, double glazed UPVC window to rear aspect.

Family Bathroom

Ceramic tiled flooring, partially tiled walls, WC, bath with shower attachment, vanity sink unit, heated towel rail, ceiling extractor fan, double glazed UPVC window to side aspect.

Private Rear Garden

Patio area leading to door to rear of Garage with steps up to raised lawn bordered by railway sleepers, pathway leading to rear decked seating area, timber fence perimeter, flower and shrub borders, outside tap.

Rear Of Garage (Currently Used As An Office) 8'9 x 8'8 (2.67m x 2.64m)

Built to building regulation standards, Ceramic tiled flooring with underfloor heating, boarded loft access, double glazed UPVC window to rear aspect, power and lighting, built in HDMI ports, personal door to the front of the Garage which remains as Storage.

Front Of Garage

Metal up and over door, power and lighting, driveway to the front for two cars.

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed. They do not constitute any part of an offer or contract and no responsibility is taken for any error, omission or statement in these particulars by GEOFFREY MATTHEW ESTATES Ltd. Please note that any Floor Plans are not to scale and represent a guide only.









Ground Floor



First Floor



Energy Performance Certificate



151, Fairfield Way
STEVENAGE
SG1 6BG

Dwelling type: Detached house
Date of assessment: 6 March 2008
Date of certificate: 6 March 2008
Reference number: 0168-1077-6247-4558-4090
Total floor area: 74 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
	70	79
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	67	76
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	239 kWh/m ² per year	171 kWh/m ² per year
Carbon dioxide emissions	2.9 tonnes per year	2.1 tonnes per year
Lighting	£62 per year	£34 per year
Heating	£276 per year	£240 per year
Hot water	£132 per year	£81 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call **0800 512 012** or visit **www.energysavingtrust.org.uk/myhome**