

Ryders Hill, Great Ashby, Stevenage,

**Offers Over £650,000**

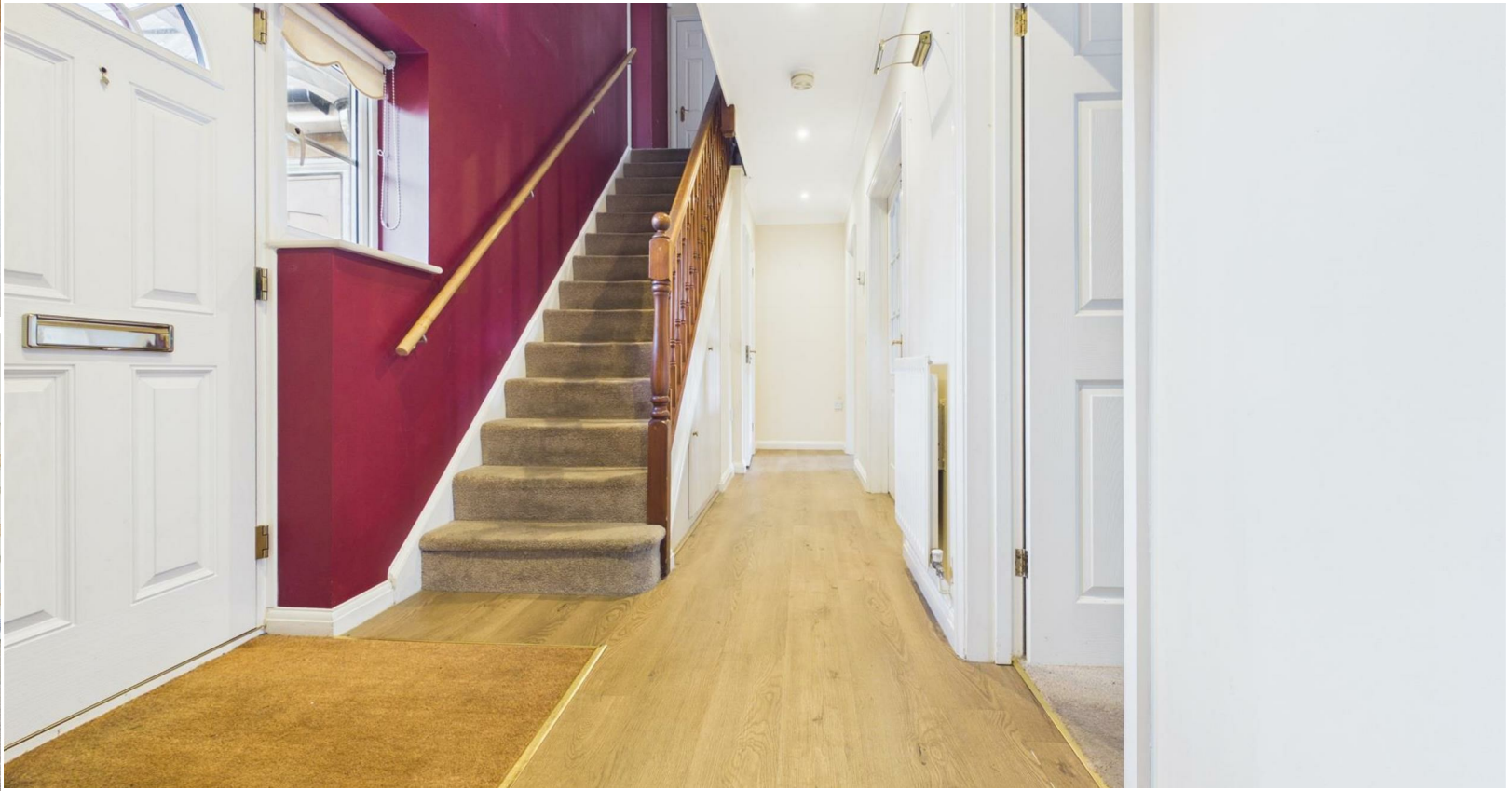
Geoffrey Matthew



Geoffrey Matthew Are Delighted To Be Able To Offer For Sale This Extremely Spacious Five Bedroom Detached Family Home, Located In The Desirable Great Ashby Area Of Stevenage, Which Offers A Good Selection Of Local Shops, Along With An Abundance Of Woodland Walks And The District Park. Internally The Property Offers The Perfect Accommodation For The Growing Family, Including Office, Lounge And Separate Dining Room, Large Kitchen With Utility Room, Five Fantastic Size Bedrooms, Two En-Suites And A Family Bathroom. Externally Featuring A Generous Size Tiered Garden, Double Garage And A Block Paved Drive. CHAIN FREE !!!!











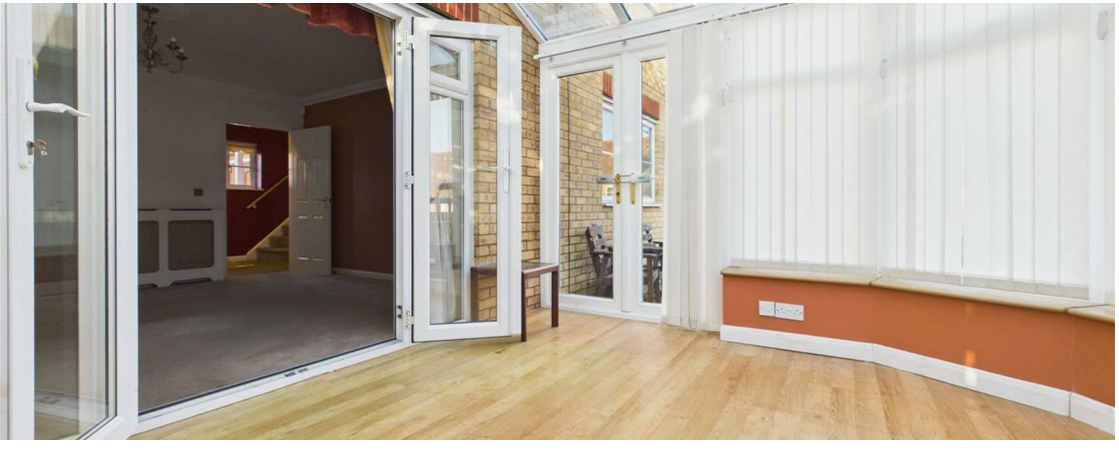


- FIVE BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER GREAT ASHBY LOCATION
- LARGE KITCHEN & UTILITY ROOM
- OFFICE
- LOUNGE
- DINING ROOM
- FANTASTIC SIZE BEDROOMS
- TWO EN-SUITES AND AND FAMILY BATHROOM
- DOUBLE GARAGE & DRIVE
- CHAIN FREE



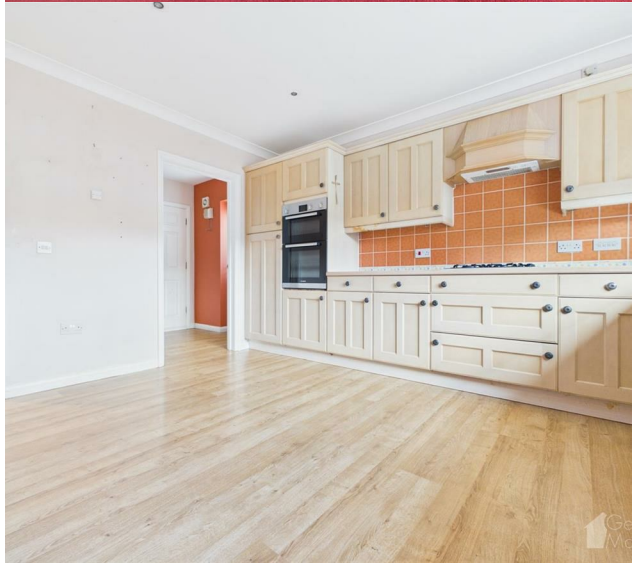




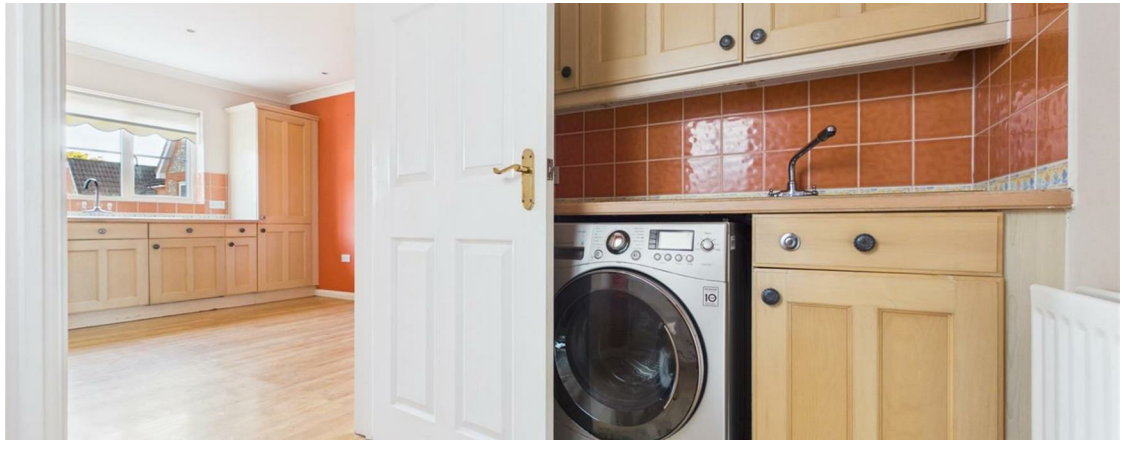




















## ENTRANCE HALLWAY

A spacious hallway with access via a door with a crescent window light and two UPVC double glazed windows to the front aspect, quality Oak effect vinyl plank flooring, a single panel radiator, inset lighting and wall lighting, under stairs storage cupboard, coving to the ceiling and a wall mounted heating control.

## DOWNSTAIRS WC

fitted with a close coupled WC and a vanity unit including an oval hand wash basin, tiled splash back, Karndean style tiled flooring, single panel radiator and extractor fan.

## OFFICE

8'7''x 9'2'' (2.62m''x 2.79m'')

a very generous size office space ( currently housing a superb range of office furniture that the owners will be leaving ), a UPVC double glazed window to the front aspect and a single panel radiator.

## LOUNGE

13'7''x 15'7'' (4.14m''x 4.75m'')

A spacious and square living space situated to the rear of the house, with UPVC French patio doors and matching side panel windows, two double panelled radiators with radiator covers, coving to the ceiling and a feature fireplace including a limestone fire surround and hearth and gas fire.

## CONSERVATORY

10'11''x 11'8'' (3.33m''x 3.56m'')

a large Victorian pitched roof UPVC built conservatory, dwarf wall window sill, wood effect laminate flooring and a combined ceiling fan and light.

## DINING ROOM

13'7''x 9'8'' (4.14m''x 2.95m'')

A generous size separate dining room with UPVC double glazed window to the rear aspect, single panel radiator and coving to the ceiling.

## KITCHEN

13'7''x 12'3'' (4.14m''x 3.73m'')

A large kitchen area which comprises of a superb selection of wall and base units in a light wood effect, square edge work surfaces with an inset one and half bowl stainless steel sink and drainer with chrome mixer taps, integral fridge freezer and dish washer, built in eye level electric oven and grill, four ring gas hob, under unit lighting, inset lighting, a continuation of the Oak effect vinyl plank flooring, extractor hood, UPVC double glazed window to the rear aspect, single panel radiator and coving to the ceiling.











UTILITY ROOM
6'3''x 7'5'' (1.91m''x 2.26m'')
with matching units to the kitchen on one wall, an inset sink with waste dispenser, space for washing machine, double panelled radiator, continuation of the Oak effect vinyl plank flooring, doors to bothe the garage and side access to the garden.

STAIRS TO THE FIRST FLOOR LANDING
stairs to an equally impressive landing space with access to the loft space, a UPVC double glazed window to the front aspect, inset lighting, fitted smoke alarm, coving to the ceiling, a built in storage cupboard housing the how water cylinder.

MASTER BEDROOM
14'6''x 10'2'' (4.42m''x 3.10m'')
This Beautifully sized bedroom space includes built in wardrobes, a UPVC double glazed window to the front aspect and an additional arched UPVC double glazed window to the side aspect, a range of additional fitted bedroom furniture including chest of drawers and wardrobes, single panel radiator and coving to the ceiling.

EN-SUITE
Fitted with a double width shower cubicle including chrome shower fittings, hand wash basin and pedestal, a close coupled WC, a frosted UPVC double glazed window, inset light, tiled effect flooring, extractor fan and tiled splash backs.

BEDROOM TWO
18'4"x 16'9" (5.61x 5.13)
the second of the double bedrooms with an En-Suite, offering generous space and a range of fitted bedroom furniture, a UPVC double glazed window to the front aspect and an additional arched window, double panelled radiator, inset lighting.

EN-SUITE
fitted similarly to the other en-suite with an enclosed shower cubicle with chrome shower fittings, sink and pedestal, close coupled WC, tiled effect flooring and tiled splash backs, single panel radiator and a Velux roof window.

BEDROOM THREE
10'7''x 12'6'' (3.23m''x 3.81m'')
Another double bedroom with a UPVC double glazed window to the rear aspect, single panel radiator and coving to the ceiling.





BEDROOM FOUR
13'9''x 9'3'' (4.19m''x 2.82m'')
Yet another double bedroom with a UPVC double glazed window to the rear aspect, single panel radiator and coving to the ceiling.

BEDROOM FIVE
7'10''x 9'7'' (2.39m''x 2.92m'')
This generous size bedroom sits between being a large single but would adequately house a standard double bed, with a UPVC double glazed window to the rear aspect, single panel radiator and coving to the ceiling.

BATHROOM
Fitted with a panel surround bath with period style mixer tap and shower hose, a separate enclosed shower cubicle with chrome shower fittings, a close coupled WC, hand wash basin and pedestal, tiled effect flooring, tiled splash backs, Frosted UPVC double glazed window and a single panel radiator.

REAR GARDEN
A comfortable size rear garden which is divided in to two areas, a raised platform decking terrace with steps leading down in to the garden area which is a mixture of paved and decked patios, planted borders, a Pergola seating area, gated side access, external power and lighting.

DOUBLE GARAGE
with an electric up and over door, power and lighting, side UPVC double glazed window and a fitted smoke alarm.

FRONT ASPECT
away from the properties kerb appeal the property benefits from a block paved drive, roofed storm porch, external lighting.







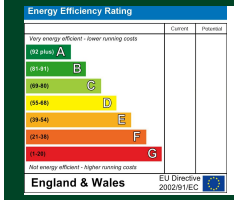


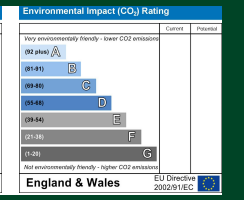





## Council Tax Details

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Geoffrey Matthew

**Approximate total area**(1)

2167 ft²

201.3 m²

**Reduced headroom**

5 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Geoffrey
Matthew