

Agent Hybrid Thirlmere | Stevenage SG1 6AH





ROOMS AND MEASUREMENTS

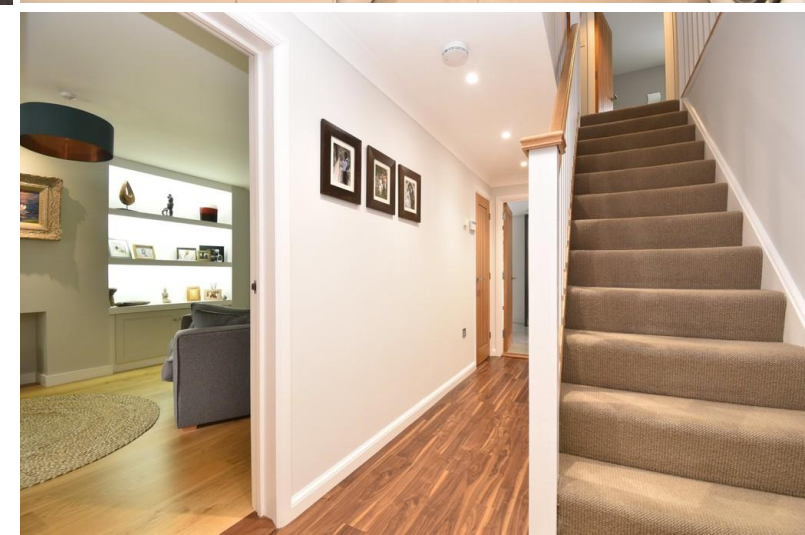
- Entrance Hallway
- Downstairs WC – 5'7 x 4'9
- Extended Lounge – 11'1 x 21'8
- Kitchen/Additional Reception – 27'1 x 25'6
- Dining Room – 11'1 x 11'1
- Utility Room – 4'9 x 8'5
- Bedroom 1 – 14'9 x 12'3
- Bedroom 2 – 12'1 x 9'0
- Bedroom 3 – 14'2 x 13'5
- Bedroom 4 – 8'4 x 14'9
- Bedroom 5 – 8'7 x 11'5
- Bedroom 6/Office – 9'9 x 6'4

Agent Hybrid welcomes to the market this heavily extended and modernised Six Bedroom Detached Family Home, located in arguably one of the most desirable and secluded settings within Great Ashby. Nestled at the end of private road of just four houses, you front and side onto private woodland with the countryside on your doorstep. Built in 2000, the current owners have owned the property from new and chose this specific plot for its location and seclusion. In 2004 they extended the property to the front, offering a larger Lounge and gaining an internal and external porch, the loft was also converted in 2004 offering an extra two large double bedrooms to the original four bedroom home. In 2016, they incorporated the Dining Room and Kitchen into one huge entertaining space, used as an additional Lounge Area, as well as extending to the rear to create a separate Dining Room. They also converted half of one of the garages into a Utility Room.



Upon entering into the internal Porch you will find plenty of space for coats and shoes and a part glazed door into the large Entrance Hallway with Amtico flooring, doors into the Extended Lounge with a window to the front aspect, underfloor heating, ceiling spotlights and LED shelf lighting, the re-fitted Downstairs Cloakroom and the large open plan Re-Fitted Kitchen/Breakfast area and Living Space.

The Re-Fitted Kitchen is fully fitted to a high standard with underfloor heating, Corian worktops, a large breakfast bar, a range of integrated Neff appliances, including an induction hob with a hidden ceiling extractor fan, tall standing fridge and separated freezer, two hide and slide ovens, microwave and coffee machine. Walking through the galley section of the Kitchen you enter the Re-Fitted Utility Room (formerly a section of the double garage) also with underfloor heating and Corian worktops and a personal door into the remainder of the large double garage. To the left hand side of the Kitchen you have a large additional reception area (currently used as an additional Lounge) with underfloor heating which opens into the Extension/Dining Room.





The stairs rise to the large first floor landing which has doors into four of the Bedrooms, the Family Bathroom and then a further staircase which rises to the top floor. The master Bedroom is a large room facing the front aspect with plenty of built in wardrobes and space for additional furniture and comes complete with a Re-Fitted En-Suite with walk in aqualisa digital shower, underfloor heating and an addition of a velux window offering natural light. Bedroom two faces the rear aspect and has built in wardrobes and a Re-Fitted En-suite with walk in digital aqualisa shower and underfloor heating. A further two Bedrooms to this floor offer great space, one of which is currently used as an office and the floor being complete with a Re-Fitted Family Bathroom with underfloor heating and a bath with an aqualisa digital shower above. Stairs rise to the top floor (loft conversion) which offers two additional double Bedrooms with plenty of light and storage space.

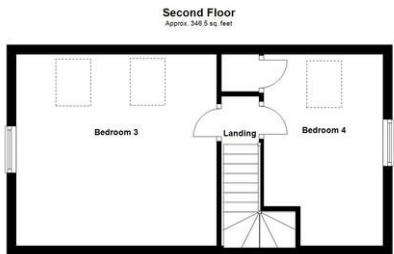
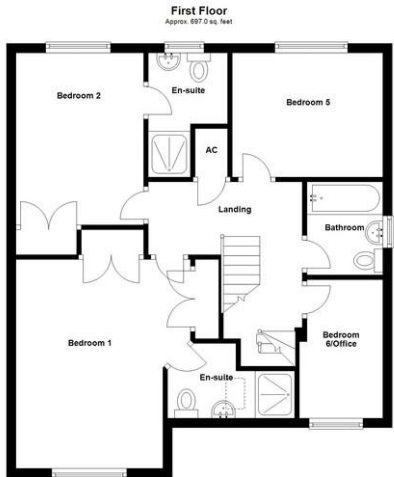
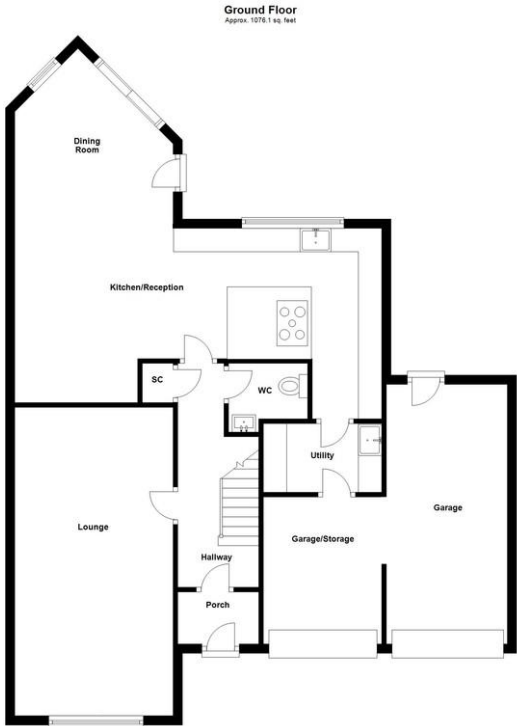
Entering the Rear Garden from inside the house via the Dining Room or through the Garage, you will find a private and secluded Garden siding onto the local woodland, offering a patio seating area, raised steps to the lawn with flower and shrub borders and side access to the front, where you will find the driveway for ample cars along with access into both sides of the Double Garage. Possibly the most impressive home in Great Ashby, viewing comes highly recommended!



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Total area: approx. 2119.6 sq. feet

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Agent Hybrid

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		