



Ullswater Close,  
Stevenage, Hertfordshire WEESG1 6AF



28 Ullswater Close, Great Ashby, Stevenage, WEESG1 6AF  
Offers in excess of £275,000

Stylish two bedroom home enjoying a pleasant cul-de-sac position within one of Great Ashby's most desirable locations.

An immaculate two bedroom, end of terrace modern home, significantly improved and modernised by the current owners with the benefit of a double width driveway to the front of the property providing off-road parking for two vehicles and a pleasant rear garden enjoying a private aspect.

The property has been significantly upgraded by the current owners with improvements including replacement "A" rated UPVC double glazed doors and windows and a recently installed Worcester Bosch combination boiler with smart "Nest" central heating thermostat. Further improvements include a sleek refitted kitchen featuring curved white gloss units whilst incorporating Neff appliances, a refitted family bathroom featuring a Whirlpool bath and refitted en-suite shower room.

In full the accommodation comprises an entrance hallway,

#### **LOCATION**

Stevenage comprises both the New and Old Towns and is close to the A1M. The Historic High Street in the Old Town offers a good selection of shops, a Waitrose and Tesco Express supermarket, cafés/restaurants, public houses, public library, local Schools and a Lloyds Bank. 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**

Double glazed front door opening to:

#### **ENTRANCE HALLWAY**

Stylish wooden effect flooring, Yale smart alarm control panel, radiator and door to:

#### **LOUNGE**

4.57m x 3.18m (15'0" x 10'5")

Smart "Nest" central heating thermostat, continuation of stylish wooden effect flooring, white Adam style fireplace with marble hearth and surround with inset electric fire, TV aerial point, telephone point and Virgin Media cable point, two radiators and double glazed window to the front elevation. Door to:

#### **KITCHEN / DINING ROOM**

4.11m x 2.62m (13'6" x 8'7")

Fitted with a contemporary range of curved white high gloss base and eye level units and drawers incorporating a corner carousel unit and wine storage finished with curved black square edged counter tops and an inset Franke graphite one and half bowl sink unit with counter mounted Brita filtered mixer tap with a water softener below. Integral appliances include a Neff stainless steel oven incorporating telescopic

rails and a space saving slide and hide door, four ring stainless steel gas hob with extractor fan above, further space and plumbing for washing machine, dishwasher and fridge/freezer (possibly available by separate negotiation). Ample space for table, useful understairs storage cupboard, radiator and double glazed window and french doors to the rear garden.

### **FIRST FLOOR LANDING**

Access to boarded loft space via retractable telescopic loft ladder, power and light. Spacious storage/linen cupboard (previously housing the hot water tank which has now been removed) providing additional storage space.

### **BEDROOM ONE**

3.61m x 3.18m (11'10" x 10'5")

Measurements exclude a built-in double wardrobe. Concealed wiring for wall mounted television, radiator and two double glazed windows to the front elevation. Door to:

### **EN-SUITE SHOWER ROOM**

1.57m x 1.47m (5'2" x 4'10")

Refitted with a modern white three-piece suite comprising a low level wc with dual push button flush, wall mounted hand wash basin and a corner shower cubicle with a Mira electric shower, black polished porcelain tiled surrounds with contrasting stylish wooden effect flooring, radiator, extractor fan and double glazed window to the front elevation.

### **BEDROOM TWO**

3.07m x 2.16m (10'1" x 7'1")

Measurements exclude a built-in double wardrobe. Radiator and double glazed window to the rear elevation.

### **BATHROOM**

1.91m x 1.85m (6'3" x 6'1")

Refitted with a modern white three-piece suite comprising a

low level wc with dual push button flush, an oval hand wash basin with a vanity cupboard below, Whirlpool bath with wall mounted taps and telescopic hand held mixer, black tiled floor with contrasting white tiled walls, chrome towel rail, extractor fan, electric thermostatically controlled under-floor heating and double glazed window to the rear elevation.

### **OUTSIDE**

#### **FRONT**

A small front garden with a low maintenance artificial lawn, outside power point, storm porch leading to front door.

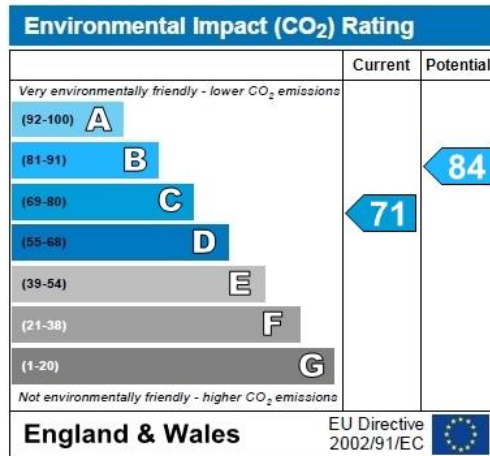
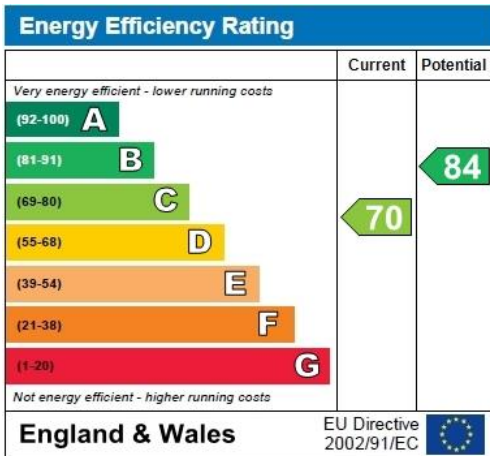
#### **PARKING**

A double width tarmac driveway immediately to the front of the property providing off-road parking for two vehicles.

#### **REAR GARDEN**

Enjoying a private aspect laid predominantly to lawn with well stocked flower and shrub borders, mature conifer screening to the rear, the garden enclosed by wooden panelled fencing, paved patio with outside lighting, power socket and remote controlled wall mounted electric patio heater, wooden garden store and wooden garden shed with power and light.







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