



Ryders Hill, Stevenage

AGENT HYBRID





GUIDE PRICE £600,000 - £625,000 * We welcome to the market this well-appointed, CHAIN FREE, six-bedroom detached family home, located on a desirable road in Great Ashby. Set over three floors, the property offers spacious and versatile living accommodation. Upon entering, you are welcomed by a hallway with doors leading to a re-fitted downstairs WC, a bay-fronted lounge, and a modern kitchen featuring contemporary white gloss units, an island breakfast bar, integral appliances and space for an American sized fridge freezer.. A utility area has been created through a partial rear garage conversion, providing additional practicality. Here you will find space for a washing machine, tumble dryer and an integral wine chiller. Adjacent to the kitchen is a separate dining room, which openly flows into a conservatory/family room, thoughtfully insulated for year-round use. Ascending to the first floor, you'll find the master bedroom with a re-fitted, fully tiled wet room style en-suite, two further double bedrooms, a single bedroom (currently used as an office), and a re-fitted family bathroom. The second floor hosts two generously sized bedrooms, one benefiting from an additional re-fitted, fully tiled en-suite. Externally, the private, landscaped rear garden is set over three tiers. The lower level features a patio seating area, lawn, whilst steps lead to an elevated space with artificial lawn and bordered by iron fencing. Wooden decking style steps lead up to the upper tier, where a lengthy decking area awaits. An ideal to place sun loungers to catch summer rays from an elevated position. To the front, there is a driveway for 2-3 cars and retained partial garage space for storage. Viewing is highly recommended to appreciate all this home has to offer.

DIMENSIONS

Entrance Hallway

Downstairs WC

Lounge 19'6 x 11'8

Dining Room 11'7 x 9'4

Conservatory/Family Room 14'2 x 12'5

Kitchen/Breakfast Room 15'4 x 10'4

Utility 8'4 x 4'2

Master Bedroom 11'10 x 11'7

En-Suite

Bedroom 3: 11'8 x 9'5

Bedroom 4: 12'9 x 8'6

Bedroom 6: 8'6 x 6'2

Family Bathroom

Bedroom 2: 15'5 x 12'9

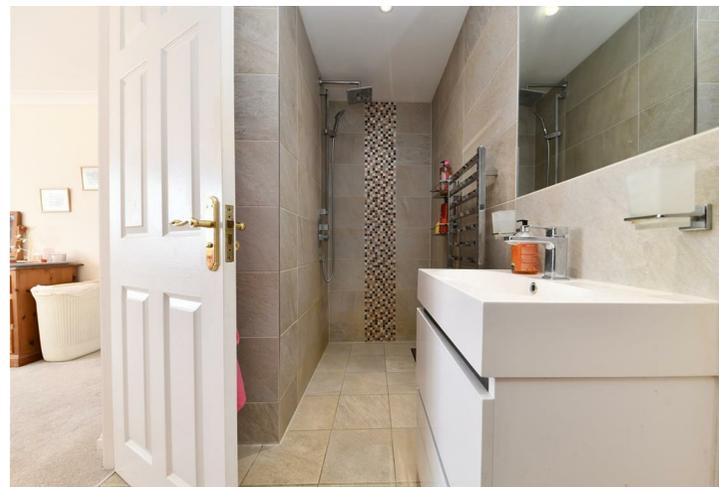
En-Suite

Bedroom 5: 13'1 x 6'7

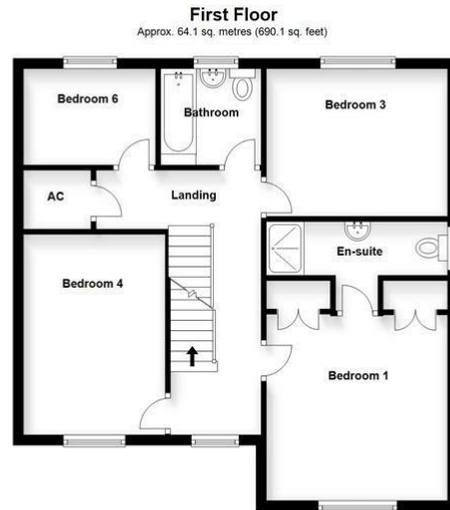
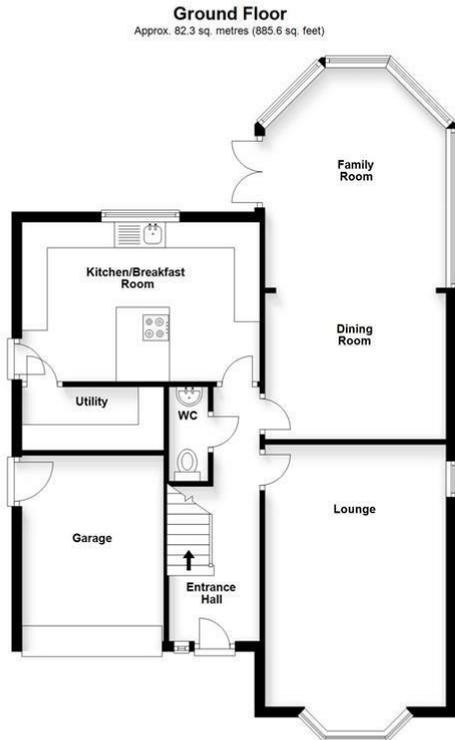
Garage Front 13'4 x 8'4



- EXECUTIVE CHAIN FREE SIX BEDROOM DETACHED FAMILY ROOM
- SOUGHT AFTER GREAT ASHBY LOCATION
- ACCOMMODATION SET OVER THREE LEVELS
- SPACIOUS BAY FRONT LOUNGE
- MODERN RE-FITTED KITCHEN/BREAKFAST ROOM & UTILITY
- SEPARATE DINING ROOM OPEN TO CONSERVATORY/FAMILY ROOM WITH ALL SEASON ROOF
- FIVE DOUBLE BEDROOMS & ONE SINGLE BEDROOM/OFFICE
- RE-FITTED FAMILY BATHROOM & TWO RE-FITTED EN-SUITES
- PRIVATE THREE TIERED REAR GARDEN
- FRONT PART OF GARAGE REMAINS & DRIVEWAY FOR 2-3 CARS







Total area: approx. 192.1 sq. metres (2067.3 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 service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans and included, they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	