



Thirlmere, Stevenage

AGENT HYBRID





We are delighted to present to the market this imposing five-bedroom detached family residence, situated within the original and highly sought-after phase of Great Ashby, just a short walk from the Great Ashby District Park. This beautiful green space provides the perfect setting for dog walking, family picnics, and relaxing evening strolls, making it an ideal location for families seeking both space and lifestyle convenience. Constructed by Bovis Homes to their popular "Chesterton" design, the property has been thoughtfully enhanced and reconfigured over time, creating versatile and well-balanced living accommodation suited to modern family life. The home is introduced via a welcoming entrance hallway, which provides access to a study/home office, ideal for remote working and the kitchen. The kitchen is fitted with oak-style cabinetry, complemented by solid oak flooring, creating a warm and timeless aesthetic. The layout has been cleverly opened up by relocating the original downstairs WC and utility area into the rear section of the garage, allowing the kitchen to flow seamlessly into the dining area positioned at the rear of the property. From both the hallway and the dining space, doors lead into a generously proportioned lounge, offering a comfortable and inviting setting for family living. French doors from the lounge open into a conservatory, providing an additional reception area overlooking the garden. From here, further French doors open onto the patio, while an internal door provides access to the utility room and modern downstairs WC, as well as a useful internal connection to the remaining front section of the garage. Stairs rise to the first-floor landing, where you will find a beautifully re-fitted family bathroom, fully tiled and finished with wall-hung sanitaryware and underfloor heating. The first floor hosts five well-appointed bedrooms, four of which benefit from built-in wardrobes or useful storage solutions. The principal bedroom features a stylish re-fitted en-suite shower room, designed to match the high specification and contemporary aesthetic of the family bathroom. A particularly unique feature of the home is Bedroom Two, which has been cleverly created within the roof space above the tandem-length garage. Accessed via a short corridor, this impressive room offers excellent proportions and has been thoughtfully arranged to provide a bedroom area at one end and a separate lounge or relaxation space at the other, making it an ideal retreat for a teenager or guest suite. Externally, the property enjoys a private north-west facing rear garden, thoughtfully landscaped to provide a variety of seating and entertaining areas. Highlights include a large patio terrace, a raised corner decking area complete with pergola, a central lawn, and a combination of traditional and contemporary screening fencing, creating both privacy and visual appeal. To the front of the property, there is an attached garage and a driveway providing off-road parking for one vehicle. This impressive family home offers generous living space, versatile accommodation, and an excellent location, making it an ideal purchase for growing families. Early viewing is highly recommended to fully appreciate the space, layout, and setting this home has to offer.

#### **DIMENSIONS**

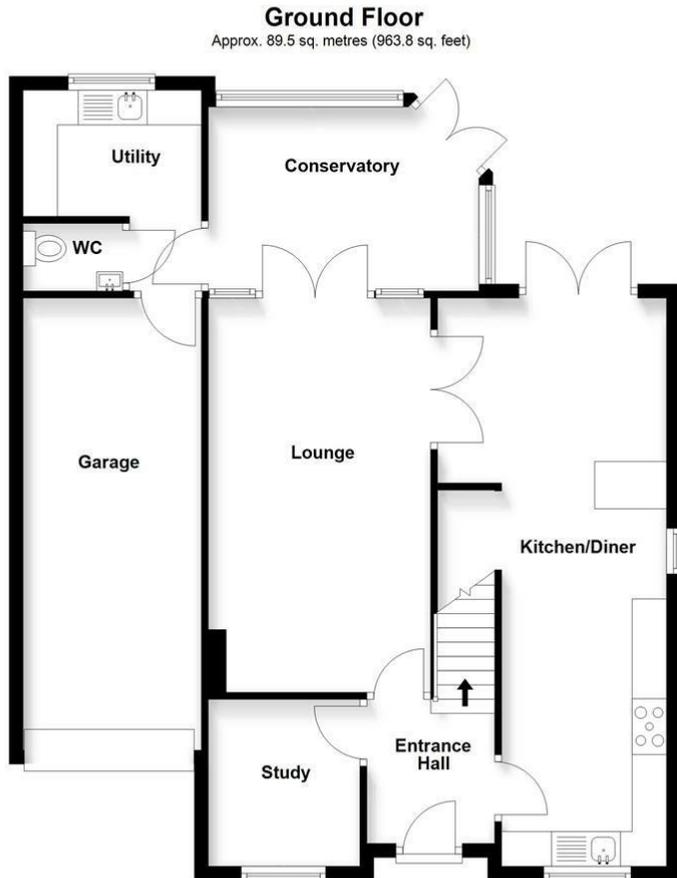
Entrance Hallway 6'10 x 6'1  
Study/Home Office 7'11 x 7'3  
Lounge 18'7 x 10'4  
Kitchen/Diner 27'5 x 11'2 (max to max)  
Conservatory 12'10 x 9'6  
Utility 9'6 x 7'8  
Downstairs WC 4'2 x 3'3  
Bedroom 1: 12'7 x 10'4  
En-Suite 5'5 x 5'2  
Bedroom 2: 23'0 x 7'9  
Bedroom 3: 10'11 x 8'8  
Bedroom 4: 8'6 x 8'0  
Bedroom 5: 9'11 x 8'10  
Family Bathroom 8'1 x 5'0  
Garage 21'4 x 8'6



- IMPOSING FIVE-BEDROOM DETACHED FAMILY HOME
- LOCATED IN THE HIGHLY DESIRABLE FIRST PHASE OF GREAT ASHBY
- WALKING DISTANCE TO GREAT ASHBY DISTRICT PARK
- BUILT BY BOVIS HOMES TO THE POPULAR 'CHESTERTON' DESIGN
- OPEN PLAN KITCHEN AND DINING SPACE WITH ENGINEERED OAK FLOORING
- SPACIOUS LOUNGE WITH CONSERVATORY OVERLOOKING THE GARDEN
- FIVE WELL-PROPORTIONED BEDROOMS, FOUR WITH FITTED STORAGE
- MODERN RE-FITTED FAMILY BATHROOM AND EN-SUITE WITH UNDERFLOOR HEATING
- PRIVATE NORTH-WEST FACING LANDSCAPED REAR GARDEN WITH PERGOLA DECKING
- ATTACHED GARAGE AND DRIVEWAY PARKING FOR ONE VEHICLE







Total area: approx. 165.8 sq. metres (1784.2 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	