



Ryders Hill, Stevenage

AGENT HYBRID









We are delighted to present this well-appointed 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 downstairs WC, a bay-fronted lounge, and a modern kitchen featuring contemporary white gloss units. A utility area has been created through a partial garage conversion, providing additional practicality. Adjacent to the kitchen is a separate dining room, which opens via French doors into a conservatory/family room, thoughtfully insulated for year-round use. Ascending to the first floor, you'll find the master bedroom with an en-suite, two further double bedrooms, a single bedroom (currently used as an office), and a family bathroom. The second floor hosts two generously sized bedrooms, one benefiting from an additional en-suite. Externally, the private, landscaped rear garden is set over two tiers. The lower level features a patio seating area, lawn, and planted borders, while wooden steps lead to an elevated space, ideal for a home office or shed. 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 14'2 x 12'5

Kitchen/Breakfast Room 15'4 x 10'4

Utility 9'2 x 7'8

Master Bedroom 11'10 x 11'7

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

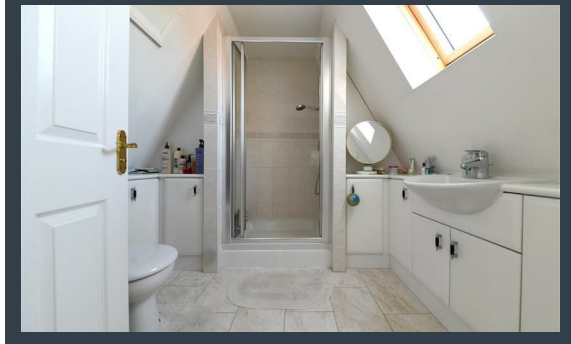
En-Suite

Bedroom 5: 13'1 x 6'7

Garage Front 9'2 x 8'4



- EXECUTIVE SIX BEDROOM DETACHED FAMILY ROOM
- SOUGHT AFTER GREAT ASHBY LOCATION
- ACCOMMODATION SET OVER THREE LEVELS
- SPACIOUS BAY FRONT LOUNGE
- MODERN KITCHEN/BREAKFAST ROOM & UTILITY
- SEPARATE DINING ROOM & CONSERVATORY
- FIVE DOUBLE BEDROOMS & ONE SINGLE BEDROOM
- FAMILY BATHROOM & TWO EN-SUITES
- PRIVATE & 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		82
(81-91) B		
(69-80) C	70	
(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	