



Fairfield Way, Stevenage, SG1 6BF

£415,000



3



2



3

Fairfield Way, Stevenage

CHAIN FREE and situated in the highly desirable Great Ashby area, this well-presented three-bedroom end-terrace home offers spacious and versatile accommodation, ideal for modern family living.

At the heart of the home is the impressive kitchen/dining room, providing a fantastic space for everyday family life, entertaining guests, and enjoying meals together. Complementing this is the generous living room, which offers a bright and welcoming environment to relax and unwind.

A particularly valuable feature is the converted garage, creating a versatile study/playroom that can easily adapt to a variety of needs, whether as a home office, children's playroom, hobby room, or additional reception space with access to downstairs WC.

Upstairs, the property benefits from three well-proportioned bedrooms, including a principal bedroom with ensuite shower room, alongside a family bathroom serving the remaining bedrooms.

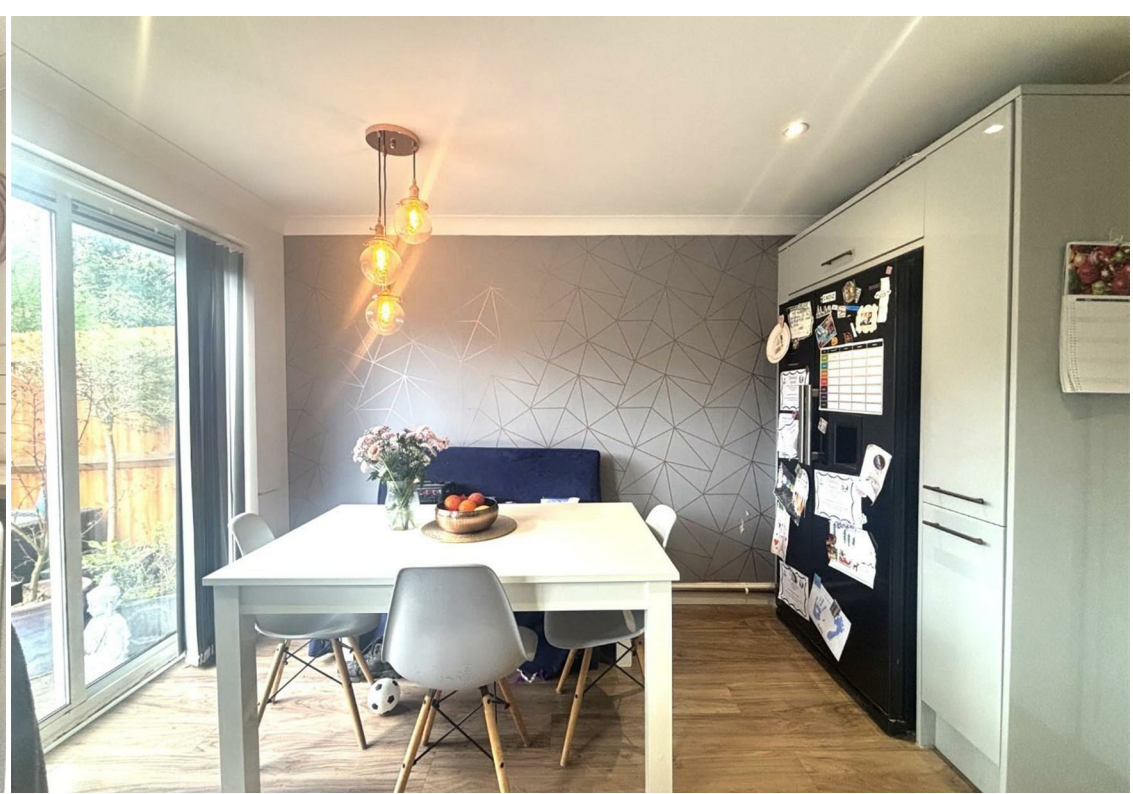
Outside, the south-facing rear garden enjoys a good degree of privacy and is not overlooked, providing an attractive space for outdoor dining, entertaining, or simply enjoying the sunshine.

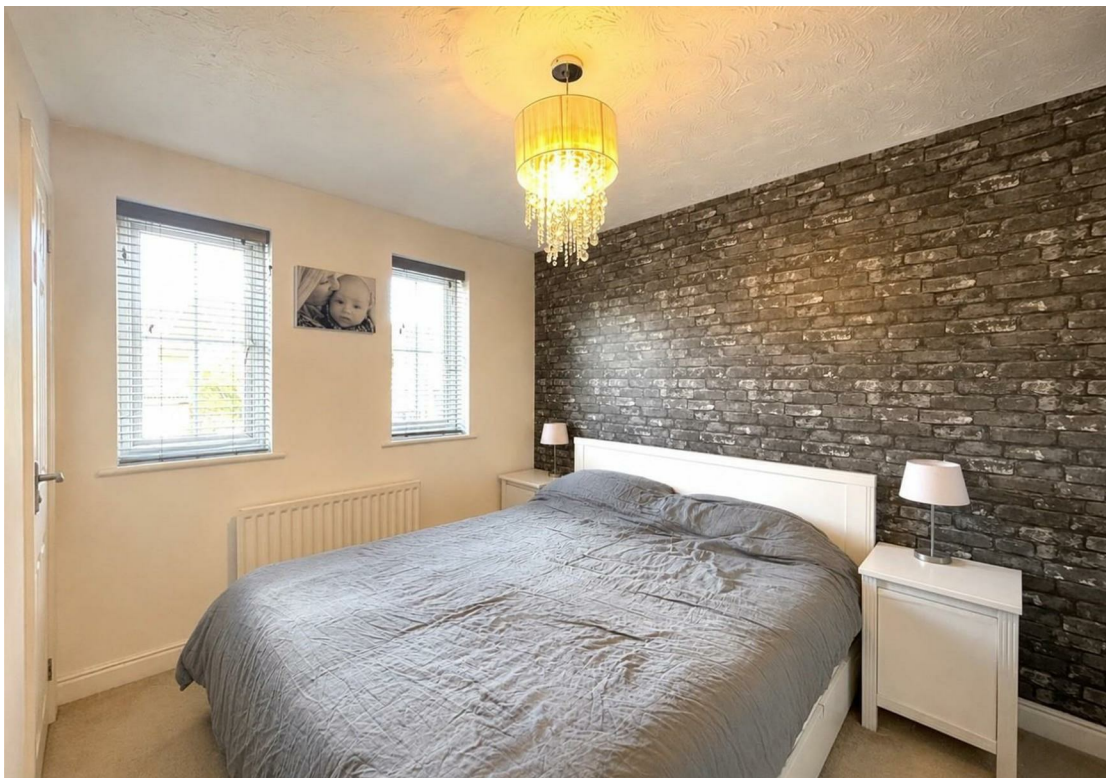
To the front, there is ample off-road parking with a driveway capable of accommodating several vehicles, a rare and highly desirable feature for family homes.

Conveniently located within walking distance of Round Diamond School and local shops, the property is also offered chain free, allowing for a smoother and potentially quicker move. Furthermore, the home offers excellent potential for future extension (subject to the necessary planning permissions), making it an exciting opportunity for buyers looking to create additional living space in years to come.

Combining flexible accommodation, generous parking, future potential, and a sought-after location, this is a wonderful family home that deserves early viewing.







Entrance Hall:

Stairs to first floor and doors to:

Living Room:

16' x 10'5

UPVC double glazed window to front, under stairs cupboard and doors to:

Kitchen/Dining Room:

14'9 x 11'6

Fitted with a range of base and wall units with contrasting worksurface incorporating single bowl sink with mixer tap and drainer, built in dishwasher and microwave, appliance space for fridge/freezer and washing machine, sliding door opening to garden and UPVC double glazed window to rear.

Newly Refurbished Play Room/Office

10'5 x 8'

Dual aspect UPVC double glazed window to front, radiator and door to:

Utility Room:

8' x 5'3

Door opening to garden, appliance space for tumble dryer and door to:

WC:

Low level WC and wash hand basin with mixer tap.

First Floor Landing:

Loft access and doors to:

Bedroom One:

11'8 x 10'5

Dual aspect UPVC double glazed window to front, radiator, wardrobes and door to:

New Refurbished Ensuite:

Low level WC, wash hand basin with mixer tap, walk in shower with mixer tap, radiator and opaque UPVC double glazed window to front.

Bedroom Two:

10'1 x 8'10

UPVC double glazed window to rear, radiator and wardrobe.

Bedroom Three:

10'1 x 5'7

UPVC double glazed window to rear, radiator and wardrobe.

Bathroom:

7'5 x 5'5

Three piece suite comprising low level WC, wash hand basin with mixer tap and panel enclosed bath with mixer tap, tiled throughout, radiator and opaque UPVC double glazed window to side.

Rear Garden:

Sunny South facing garden with timber decking with step down to artificial grass and enclosed by panel fencing, shed, pedestrian gate opening to bridle path and door to utility room.

Driveway:

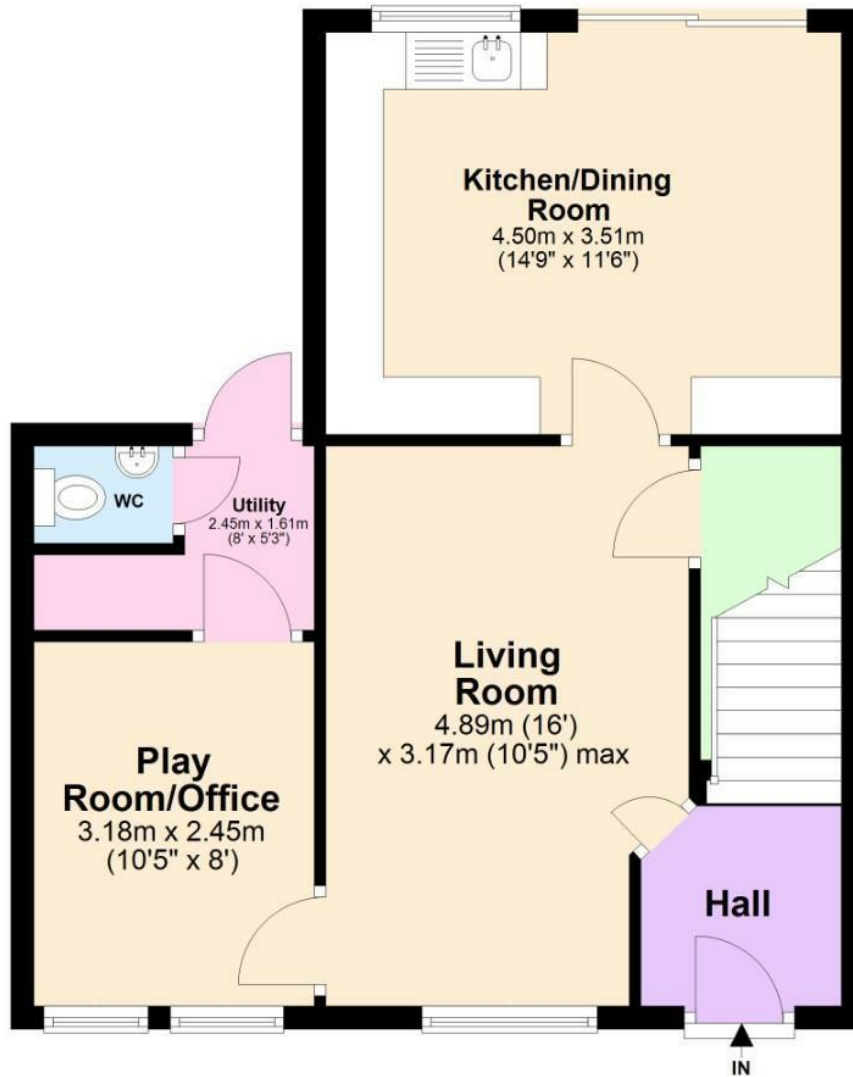
Providing off street parking for three cars.

Agents Note:

Some images have been digitally enhanced and/or virtually staged for marketing purposes. Prospective purchasers should satisfy themselves as to the property's features and condition

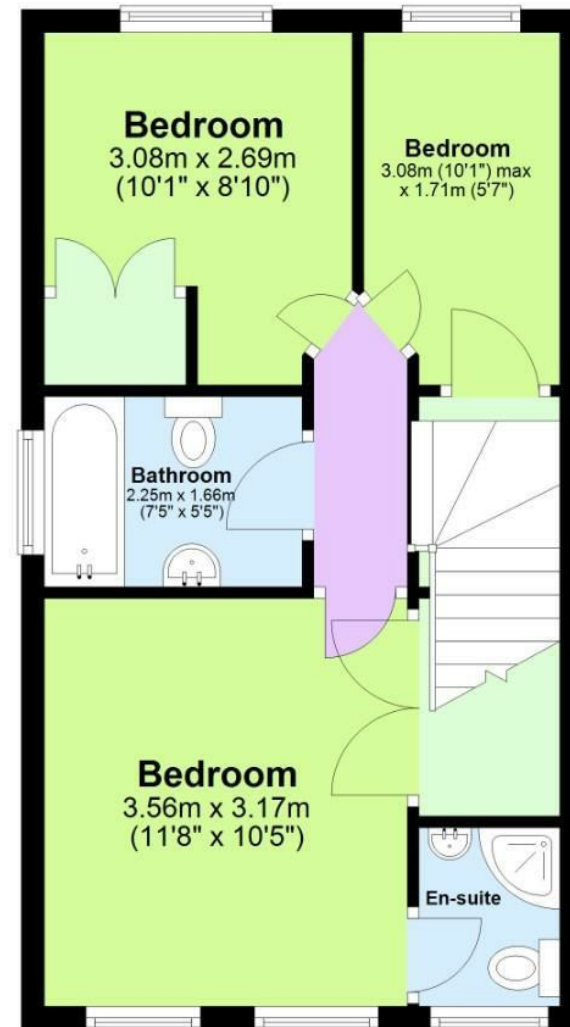
Ground Floor

Approx. 50.1 sq. metres (539.8 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



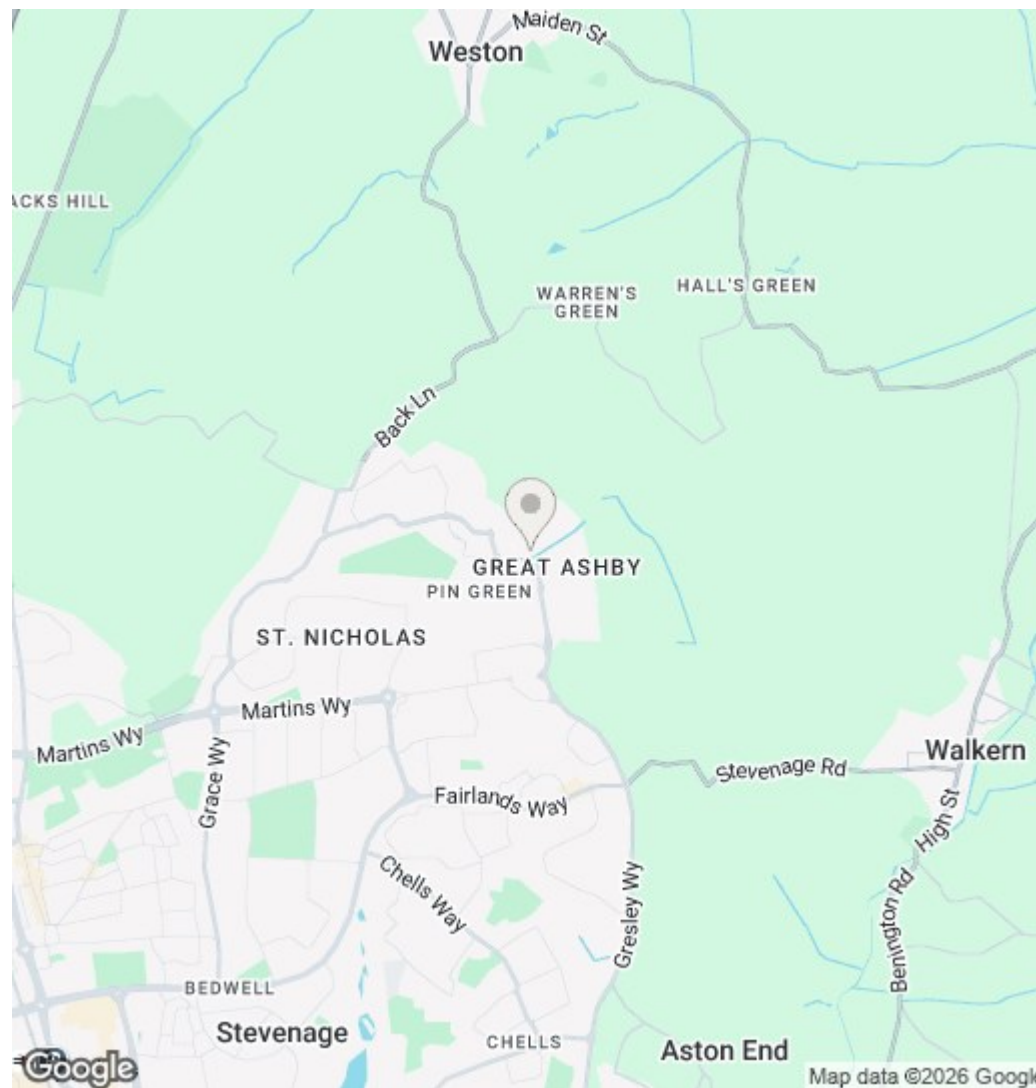
Total area: approx. 88.4 sq. metres (951.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



mather
estates
independent agents



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
- 4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
- 5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

129 High Street, Old Town, Stevenage, Herts, SG1 3HS
01438 748007 | stevenage@matherestates.com