



20 Calder Way, Stevenage, SG1 6DN

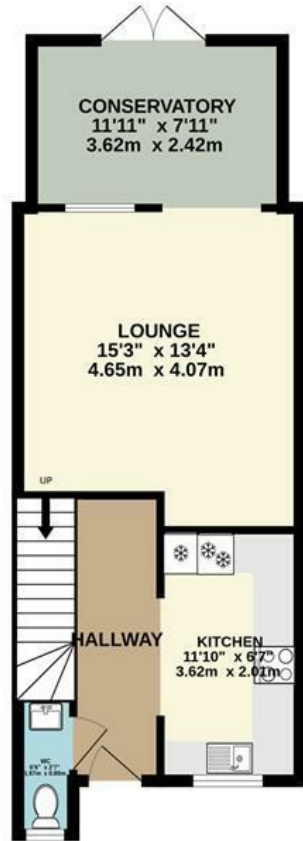
## 20 Calder Way, Stevenage, SG1 6DN

Guide Price £375,000

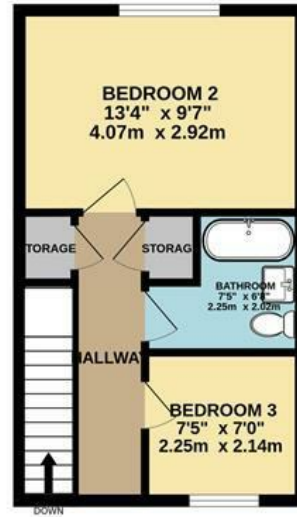
A spacious 3-bedroom house situated in the popular Great Ashby area of Stevenage, within walking distance of local playing fields. The property boasts a large driveway and garage, providing ample parking. Inside, the accommodation includes a master bedroom with en-suite shower, two further bedrooms, a main family bathroom, and a convenient downstairs WC. Outside, the good-sized rear garden features a patio and artificial lawn, offering a low-maintenance space ideal for family life and entertaining. This home combines practical family living with a desirable location, making it a fantastic opportunity for buyers seeking a well-appointed property in Great Ashby.

- Desirable Great Ashby Location
- Spacious driveway and garage providing excellent off-road parking
- Three-storey living
- Gas central heating and double glazing throughout
- Spacious reception room and conservatory, perfect for entertaining
- Downstairs WC for convenience
- Master bedroom featuring en-suite
- Low maintenance enclosed rear garden

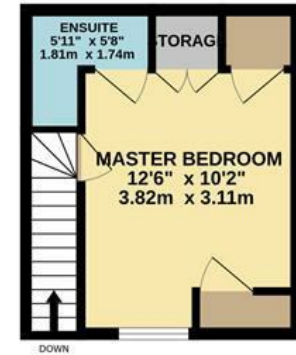
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Front Aspect

Driveway with space for three vehicles leads to front door, and garage to the right.

## Ground Floor

### Hallway

3'8 x 13'6

### Kitchen

6'8 x 11'1

Wall and base units with worktop over. 1 1/2 bowl sink with drainer. Integrated extractor fan. Space for American style fridge-freezer. Window to front aspect.

### Lounge

14'2 x 15'3

Generously sized lounge with feature glass block wall to conservatory.

### Conservatory

12' x 9'5

UPVC double glazing throughout. French doors leading to rear garden.

### WC

6'6 x 2'7

Low flush WC and pedestal handwash basin. Frosted window to front aspect. Radiator with decorative cover.

## First Floor

### Landing

17'7 x 3'4

Houses two large storage cupboards. Stairs leading down to ground floor and up to second floor.

### Bedroom Two

9 x 13'95

Spacious double bedroom with UPVC double glazed window to rear aspect.

### Bedroom Three

10'3 x 7'6

Decent sized bedroom with UPVC double glazed window to front aspect.

## Family Bathroom

7'1 x 6'8

Low flush WC. Pedestal handwash basin. Panelled bath with wall-mounted shower over, tiled surround and chrome grab rails for convenience.

## Second Floor

### Master Bedroom

10'7 x 12'5

Good size bedroom with gabled dormer window to front aspect. Built-in storage cupboards and access to en-suite.

### En-Suite

7'8 x 6'2

Low flush WC. Pedestal handwash basin. Walk-in shower cubicle with wall-mounted shower.

### Rear Garden

Paved patio with French doors to conservatory. Artificial lawn. Gated access to road behind.

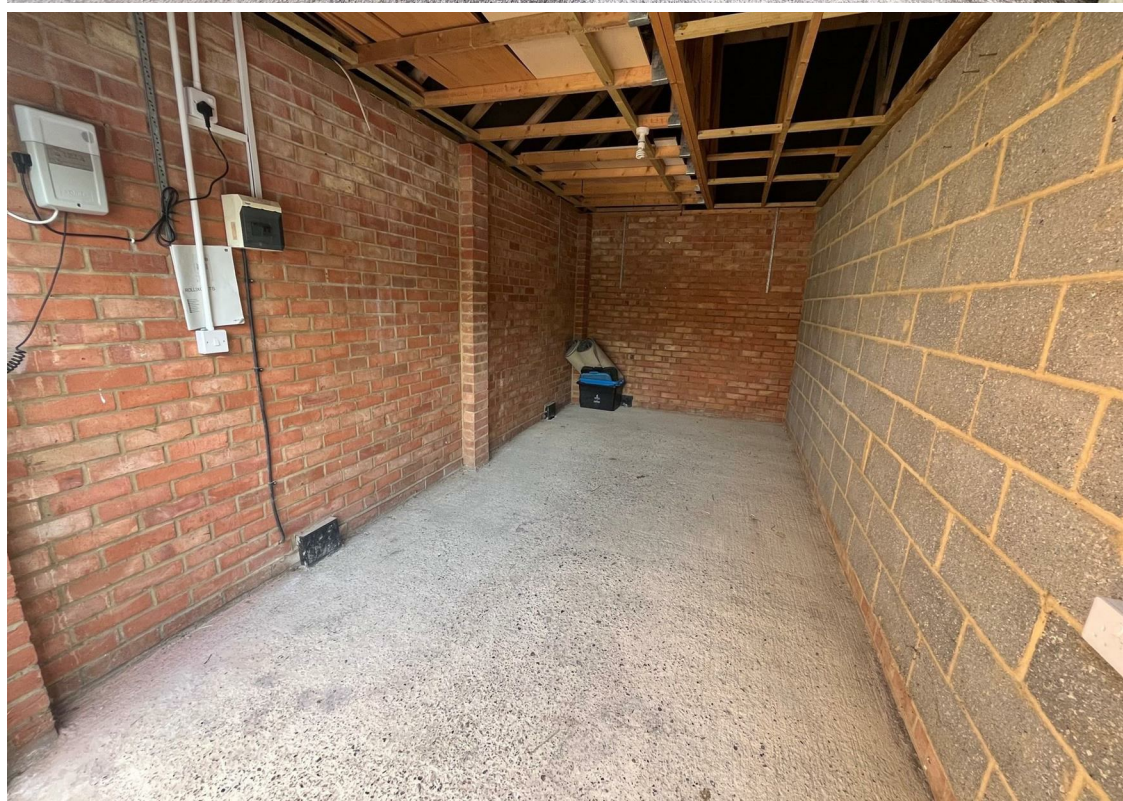
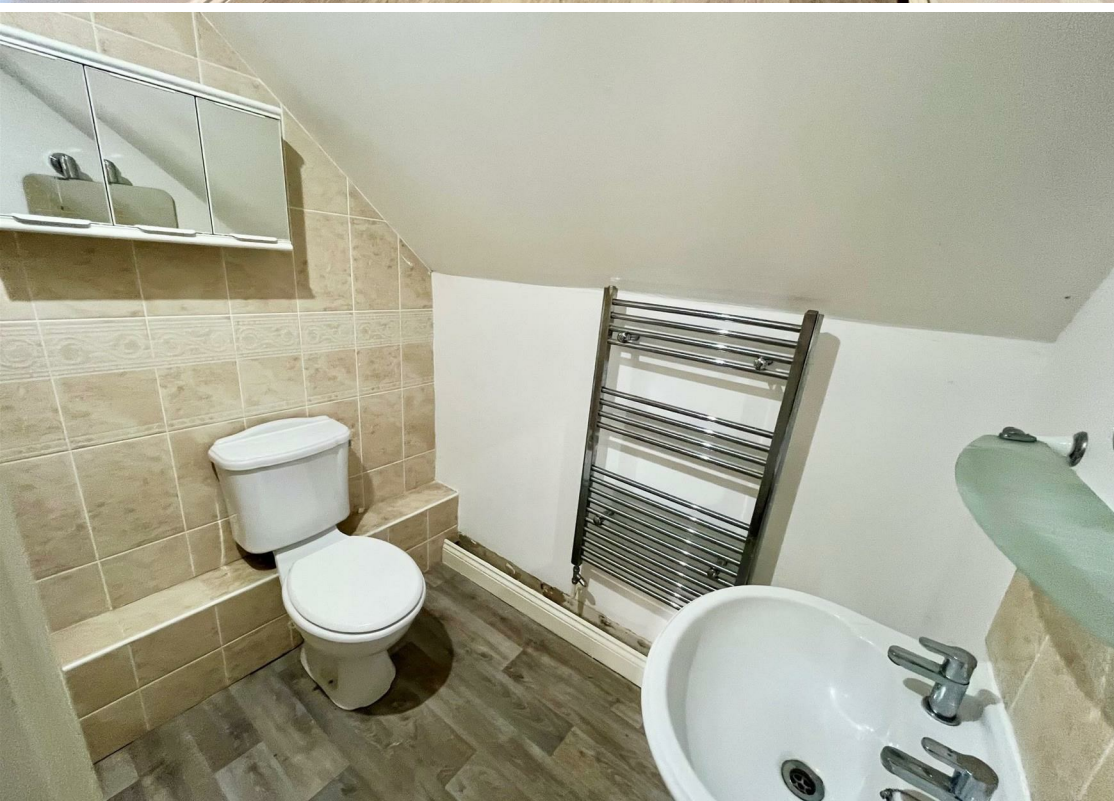
## AGENTS NOTE

EPC to be confirmed

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iWEstates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of iWEstates estate agents.







# Playing fields within walking distance

