



PUTTERILLS

est. 1992

11 Whempstead Road, Benington, SG2 7BX
Offers in excess of £525,000

Delightful 3 bedroom detached bungalow in semi rural village location.

This delightful detached bungalow is situated in a semi rural position in the highly regarded village of Benington, affording access to open countryside yet within a short drive to the amenities offered in Knebworth village and Stevenage, including the mainline rail link to London Kings Cross. The accommodation has been completely re-furnished by the current vendor to a lovely standard and comprises entrance vestibule/boot room, entrance hall, bright and airy lounge/dining room, conservatory, bespoke shaker style kitchen/breakfast room, 3 double bedrooms and a family shower room. Outside there are pretty front and rear gardens with a single garage and ample driveway parking to the front. The property also benefits from oil fired heating to radiators and double glazing throughout.

Benington village is located in the heart of the Hertfordshire countryside in a rural location where residents can enjoy some beautiful views of the surrounding countryside from the network of footpaths and bridleways that criss-cross the village. There is a church, the well known Benington Lordship Estate, a reputable C of E primary school, a regularly used village hall and two public houses, conveniently placed at both ends of the village.

A comprehensive range of amenities can be found in nearby towns of Hertford, Stevenage & Welwyn Garden City, including shopping centres, multi-screen cinema complex, leisure park, David Lloyd Heath club, railway station (Stevenage - London Kings Cross 23 minutes), a wide selection of restaurants, bars and numerous park and leisure facilities. In historic Hertford, the County town, there are also similar facilities with many boutique shops and restaurants, whilst Welwyn Garden City provides the John Lewis department store.

Close-by Knebworth village also has a mainline rail link to Kings Cross (approx 32 minutes), a busy High Street with shops that adequately cater for daily needs and includes: 2 chemists, post office, library, doctors surgery, 2 dentists, Cooperative general store, builders merchants, well regarded junior/mixed infant school, churches and a recreational ground with tennis courts, bowling green and children's play area. On the village outskirts of Knebworth is a private members Golf Club and a Fitness centre with gymnasium and pool facilities.

Proximity

All distances are approximate as a guide only: Knebworth 5 miles - Stevenage 4.9 miles - Hertford 9.1 miles - Welwyn Garden City 11 miles - Stansted airport 24 miles - London Heathrow Airport 43 miles - Luton Airport 20 miles - A1(M) Junction 6 - 8 miles Kings Cross 30/35 minutes by rail via Knebworth.

The accommodation is arranged as follows:

Cottage style composite door to:

Entrance vestibule/boot room 15'8 x 7'2 (4.78m x 2.18m)

This useful approach to the accommodation is currently being used as a boot room with high level opaque windows to the front and side, ceramic floor tiles, tongue and groove panelling to dado height, radiator and door to:

Reception hall

This L shaped space has coving to ceiling, radiator, useful storage cupboard and doors to:

Lounge/dining room 19'2 (nt 11') x 16'7 (nt 8'1) (5.84m (nt 3.35m x 5.05m (nt 2.46m)

A bright and airy L shaped room decorated in contemporary neutral tones with a small fireplace with tiled hearth, coving to ceiling, TV aerial socket, telephone point, radiator, window to the rear and patio doors to the conservatory.

Kitchen/breakfast room 18'5 (nt 9'6) x 15'11 (nt 10'1) (5.61m (nt 2.90m x 4.85m (nt 3.07m)

Recently fitted with a range of bespoke hand painted shaker style wall and base units with aged brass handles and built in wine rack, oak butchers block working surfaces above, some tiling to splashbacks and ceramic butler sink with antique brass victorian style bridge mixer tap. There is space for a range cooker with a stainless steel wall mounted chimney style extractor fan above, integrated dishwasher, space and plumbing for a washing machine and additional space for an american style fridge freezer. A window overlooks the front and there is a stable door opening to the front courtyard garden. There is also a floor mounted oil fired boiler providing for heating and domestic hot water, stripped pine floorboards and useful built in shelved storage cupboard.

Conservatory 17'1 x 11'10 (5.21m x 3.61m)

Of UPVC and brick construction with radiator, wall light, vinyl floor tiles and french doors leading to the rear garden.

FURTHER DOORS FROM ENTRANCE HALL TO:

Bedroom 1 13'1 x 8'4 plus w/robes (3.99m x 2.54m plus w/ robes)

A lovely bright double room decorated in soft neutral tones with a range of fitted wardrobes offering ample storage with hanging rails and shelving. A bow window overlooks the front garden and there is a radiator, coving to ceiling and TV aerial socket.

Bedroom 2 9'11 x 8'7 (3.02m x 2.62m)

Another double room with window to the front, radiator and coving to ceiling.

Bedroom 3 10'3 x 8'8 (3.12m x 2.64m)

With full height slimline window to the side, velux style roof light, coving to ceiling and radiator.

Shower room 10'6 x 5'5 (3.20m x 1.65m)

Recently fitted with a white suite comprising double width shower cubicle with glass sliding door and victorian style chrome wall mounted shower, close coupled WC and twin wash handbasins with chrome victorian style mixer taps inset into bespoke shaker style vanity cupboard painted in a contemporary grey with a complimentary marble top. There is tongue and groove panelling to dado height, ceramic floor tiles, ceiling spotlights a 2 opaque windows to the side.

Outside

Rear garden

A particular feature of the property is the well stocked, secluded rear garden which is mainly laid to lawn with deep borders planted with a variety of shrubs and perennials including foxgloves, roses, clematis,

acers, camellia and hydrangea to name but a few. There is a block paved patio to the rear and side of the property together with security lighting. The garden is bound by timber fencing and there is a wrought iron gate to the side of the property leading to:

Front garden

Deep lawn with shaped block paved path leading to a block paved seating area. There are well stocked borders of Lavender, Roses, Geranium and Poppies together with a variety of specimen trees. A wrought iron gate leads to:

Courtyard garden

Laid to block paving with outside tap, lighting, fence to boundary and door to kitchen.

Single garage & driveway

With automatic, electrically powered roller shutter door. Up and over door, light and power. There is ample driveway parking for 3 vehicles.

Council tax & EER

Council Tax Band - E - £2,097.00 Per annum
EER rating - E

Viewing information

BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED. TEL 01438 817007.

Please note

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