



Church Lane,
Stevenage, Hertfordshire SG1 3QR



2 Church Lane, Old Town, Stevenage, SG1 3QR

£359,995

Double fronted Victorian Cottage enjoying a convenient location within the heart of the Old Town. Recently refurbished to an excellent standard and beautifully presented throughout.

CHAIN FREE. A fantastic opportunity to purchase a beautifully refurbished two bedroom Victorian double fronted cottage conveniently situated within the heart of the Old Town adjacent to the historic High Street whilst within easy walking distance of the mainline railway station.

The property has been painstakingly refurbished and renovated providing a stunning arrangement of accommodation with the quality of finish very rarely found in today's market. The cottage remains sympathetic to the Victorian period whilst finished with a modern, vibrant decorative theme combined with contemporary, sleek fitments.

Highlights include stylish oak flooring to the majority of the property complemented by period style column radiators, chrome downlighters, UPVC double glazed windows and gas fired central heating with a stunning fitted kitchen/breakfast room with integrated appliances and electric under-floor heating, contemporary white downstairs cloakroom/wc with two generous double bedrooms to the first floor and an impressive contemporary family shower room. The property enjoys the advantage of a low maintenance landscaped rear garden with a private aspect.

In full the accommodation comprises a dining/family room, downstairs cloakroom/wc, a most comfortable lounge, fitted kitchen/breakfast room, first floor landing leading to two double bedrooms and a shower room.

Viewing highly recommended.

LOCATION

Stevenage comprises both the New and Old Towns and is close to the A1M. The Historic High Street in the Old Town offers a good selection of shops, a Waitrose and Tesco Express supermarket, cafés/restaurants, public houses, public library, local Schools and a bank. There are more comprehensive shopping facilities in the nearby New Town with Schools, a Leisure Complex, Theatre and Arts Centre and Stevenage mainline train station with fast regular trains to London Kings Cross (23 mins).

THE ACCOMMODATION COMPRISES

Attractive part-glazed period style front door opening to:

DINING / FAMILY ROOM

11'6" x 17'5" (3.50 x 5.30)

A generous flexible living space finished with stylish oak flooring, chrome downlighters, telephone point, period style column radiator, attractive staircase rising to the first floor with storage cupboard below, meter cupboard, alarm control panel and double glazed window to the front elevation. Doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a white contemporary two-piece suite comprising a wide rectangular vanity hand wash basin with vanity shelf and mirror over, low level wc with concealed cistern set to stylish natural stone effect tiling with display recess and chrome push button flush. Traditional heritage chrome towel radiator, extractor fan and chrome downlighters with motion sensor.

LOUNGE

17'2" x 10'1" (5.22 x 3.08)

A most comfortable room featuring a dual aspect provided by double glazed window to the front elevation and wide double glazed french doors with side windows overlooking the landscaped rear garden. Continuation of stylish oak flooring, period style column radiator, two TV aerial points and chrome downlighters.

KITCHEN / BREAKFAST ROOM

22'1" x 7'2" (6.74 x 2.19)

A particular highlight of the property is the fantastic open-plan kitchen/breakfast room refitted with a stylish contemporary range of charcoal gloss handleless soft self-closing base and eye level units including drawers and wine storage whilst extending to further shelved wall cabinets with a matching fitted dresser incorporating stylish oak carcass with glazed display shelf and TV aerial point for wall mounted television. Cabinets finished with sleek white glazed effect square edged counter tops with matching upstands with an inset one and half bowl stainless steel sink unit with a telescopic mixer tap. The units extend to a peninsular oak butchers block breakfast bar with retro pendant light fittings above. A range of integrated appliances include a stainless steel and glazed single oven, a touch-sensitive electric ceramic hob, glass splashback with stainless steel and glazed extractor canopy above, washing machine, under-counter fridge, separate freezer and a slimline dishwasher. Further cupboard housing wall mounted gas fired boiler, thermostatically controlled electric under-floor heating to stylish ceramic tiled floor, chrome downlighters, double glazed window to the side elevation with double glazed french doors opening to the garden.

FIRST FLOOR LANDING

Chrome downlighters complemented by cut glass wall lights, access to the loft space, continuation of stylish oak flooring. Doors to:

BEDROOM ONE

17'3" x 10'2" (5.26 x 3.09)

A most generous master bedroom featuring a dual aspect provided by double glazed windows to both the front and rear elevations, two period style column radiators, chrome downlighters, two TV aerial points.

BEDROOM TWO

11'7" x 8'4" (3.53 x 2.53)

A further double bedroom with continuation of stylish oak flooring, period style column radiator, TV aerial point, chrome downlighters and double glazed window to the front elevation.

SHOWER ROOM

8'6" x 6'10" (2.59 x 2.08)

A generous family shower room fitted with a contemporary white three-piece suite comprising a rectangular hand wash basin with chrome mixer tap and soft self-closing vanity drawer below, low level wc with concealed cistern set to stylish grey natural stone tiled walls with chrome push button flush extending to a double walk-in shower cubicle with a dual valve rain shower including hand-held mixer attachment, tiled recesses, chrome downlighters, extractor fan, chrome towel radiator and an infra-red illuminated vanity mirror with built-in shaver point. Double glazed window to the rear elevation.

OUTSIDE

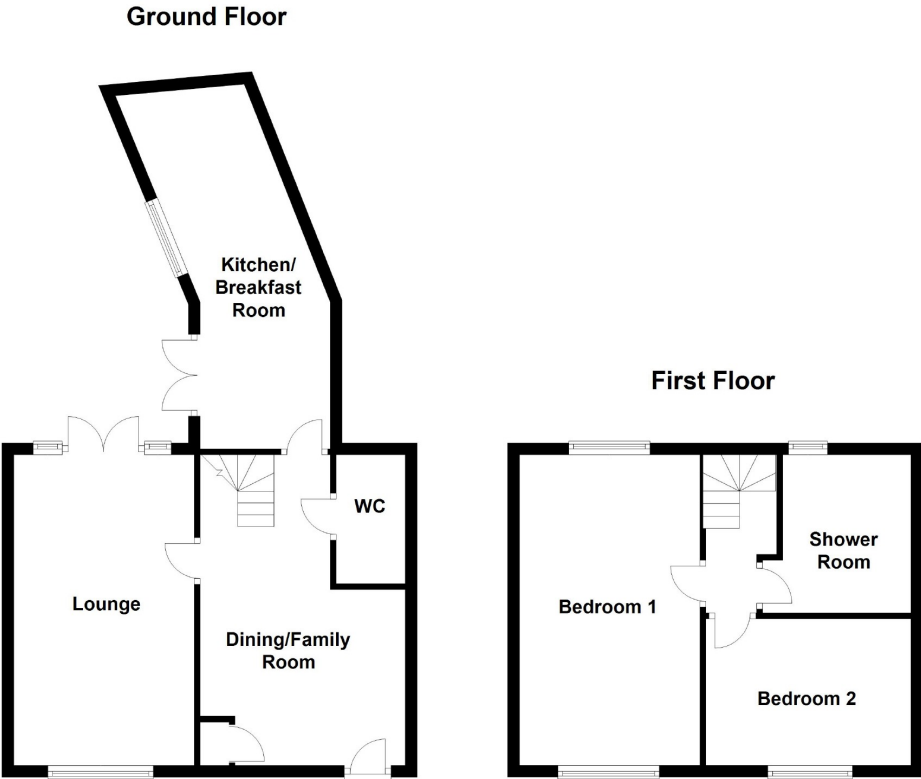
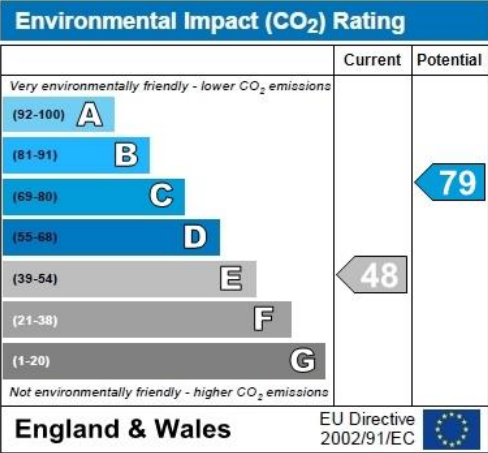
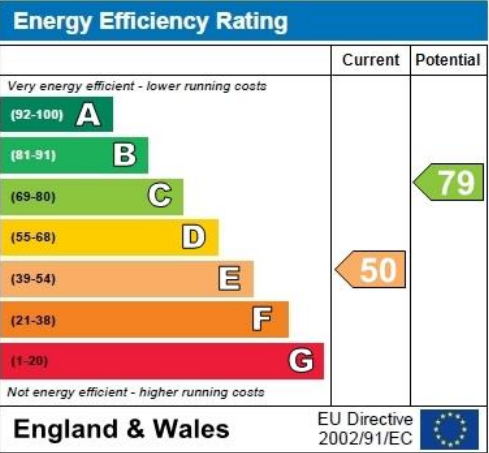
FRONT

The property affronts Church Lane with a step and light to the front door.

REAR GARDEN

A low maintenance landscaped rear garden, ideal for al-fresco dining with contrasting limestone paving and quartz shingle border. Outside tap and wall lights. Enclosed by wooden panelled fencing enjoying a private aspect.







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