



Watercress Close,
Stevenage, Hertfordshire SG2 9TN



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£585,000

A most impressive four bedroom detached family home situated within a highly regarded cul-de-sac backing onto Aston End on the eastern outskirts of Stevenage.

Situated within one of the Town's most desirable turnings, a rare opportunity to purchase this fantastic, spacious four bedroom detached family home enjoying a semi-rural yet convenient location on the eastern outskirts of Stevenage backing onto Aston End. This much improved home enjoys the rare advantage of a double width long driveway providing parking for several vehicles whilst leading to a substantial detached double width garage.. Internally, a generous refitted open-plan kitchen/dining room creates a modern family hub whilst enjoying views over the delightful private rear garden.

In full the accommodation comprises a welcoming reception hallway, study, generous lounge with feature fireplace, a fantastic open-plan kitchen/dining room, downstairs cloakroom/wc, first floor landing leading to four generous double bedrooms with the master bedroom benefiting from an en-suite shower room and a spacious family bathroom. Further features include leaded light wooden grain effect double glazed windows and doors and gas fired central heating. 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

Leaded light double glazed front door opening to:

RECEPTION HALLWAY

13'1" x 8'11" (4.00 x 2.71)

A welcoming reception hallway finished with stylish oversized cream polished porcelain tiled flooring with a central attractive staircase rising to the first floor with storage cupboard below, downlighters, central heating thermostat, radiator, coat hanging space with glazed doors to both the kitchen and the study, doorway to the lounge and further doorway to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc and wall mounted hand wash basin, radiator, leaded light double glazed window to the side elevation and continuation of cream porcelain tiled flooring.

STUDY

11'5" x 6'9" (3.48 x 2.06)

Featuring a dual aspect provided by leaded light double glazed window to the front elevation

with box bay window with deep shelf to the side elevation, continuation of cream porcelain tiled flooring, radiator and telephone point.

LOUNGE

17'0" x 13'4" (5.19 x 4.07)

A most comfortable room of excellent proportions featuring a cream limestone feature fireplace with matching hearth and an inset living flame gas fire. Measurements exclude a walk-in leaded light double glazed square bay window to the front elevation, two radiators, TV and telephone point and glazed double doors opening to:

KITCHEN / DINING ROOM

22'8" x 13'6" (6.91 x 4.11)

The original kitchen, utility and dining room have been combined and refitted to create a visually impressive open-plan kitchen/dining room suited for modern family living whilst enjoying views to the landscaped rear garden. The kitchen area is defined by a comprehensive range of modern sleek solid walnut base and eye level units and deep pan drawers finished with stylish cream quartz counter tops extending to matching upstands and window sills with an inset one and half bowl stainless steel sink unit with carved drainer and counter mounted chrome mixer tap. A range of integrated appliances include a dishwasher, Neff stainless steel double oven with matching microwave above and a wide touch-sensitive Neff induction hob with a glazed and stainless steel extractor canopy above. Plinth heater and radiator.

The kitchen units extend to illuminated display cabinets finished with under-unit and downlighters complemented by continuation of cream porcelain tiled flooring. Space and plumbing for an American style fridge/freezer and washing machine. Ample space for dining table. Leaded light double glazed french doors opening onto the rear garden with further double glazed windows to both the rear and side elevations with additional kitchen door to the garden. Glazed door to the reception hallway.

FIRST FLOOR LANDING

Access to boarded loft space with light and loft ladder, double width airing cupboard housing hot water tank and laundry shelves and pump for Aqualisa digital shower, leaded light double glazed window to the side elevation and doors to:

BEDROOM ONE

14'2" x 11'9" (4.33 x 3.57)

A generous master bedroom with measurements including a range of bedroom furniture including double wardrobes, bedside cabinets with glazed shelves above with further eye level cabinets above the double bed recess with dressing table and chest of drawers opposite, TV point, radiator and leaded light double glazed window to the front elevation and door to:

EN-SUITE SHOWER ROOM

Refitted with a modern white three-piece suite comprising a low level wc with dual push button flush and an oversized walk-in double length shower cubicle with drying area with glazed shower screen and remote stop/start Aqualisa digital shower, vanity hand wash basin with chrome mixer tap and vanity cupboard and drawers below. Natural stone effect tiled walls, chrome heated towel rail, vanity mirror and light, extractor fan and leaded light double glazed window to the side elevation.

BEDROOM TWO

11'9" x 10'10" (3.57 x 3.31)

A further generous double bedroom with a radiator, TV aerial point and leaded light double glazed window to the rear elevation.

BEDROOM THREE

10'8" x 10'2" (3.25 x 3.09)

A further double bedroom enjoying a double aspect provided by leaded light double glazed windows to both the front and side elevations, radiator and TV aerial point.

BEDROOM FOUR

10'8" x 7'3" (3.24 x 2.22)

A further double bedroom with a radiator and leaded light double glazed window to the rear elevation.

FAMILY BATHROOM

7'6" x 7'7" (2.29 x 2.30)

A generous family bathroom fitted with a wide panelled bath with central mixer tap, low level wc with concealed cistern and push button flush, vanity hand wash basin with chrome mixer tap to the side with white vanity cupboard below, natural stone effect tiled splashbacks, chrome heated towel rail, vanity mirror, downlighters, extractor fan and leaded light double glazed window to the side elevation.

OUTSIDE

FRONT

The property enjoys a pleasant position at the head of the cul-de-sac, set back from the road behind an established front garden laid predominantly to lawn enclosed by clipped shrubbery hedging, pathway to covered storm porch, bin store and steps to front door.

DRIVEWAY

The property enjoys the rare advantage of a double width tarmac driveway which has been widened to provide parking for at least several vehicles. Gated access to the rear garden.

DETACHED DOUBLE GARAGE

17'1" x 17'0" (5.20 x 5.18)

A detached double width garage of excellent proportions with twin up and over doors, power and light, eaves storage space, window to the side elevation and personal door to the garden.

REAR GARDEN

A further highlight of the property is the meticulously maintained rear garden with a substantial paved patio with matching steps leading down to a manicured lawn flanked by raised flower and shrub borders with a decorative garden pond. Garden enclosed by wooden panelled fencing and attractive brick retaining walls, mature wisteria, corner raised wooden deck with wooden pergola over. The garden backs onto Aston End and enjoys a sunny private

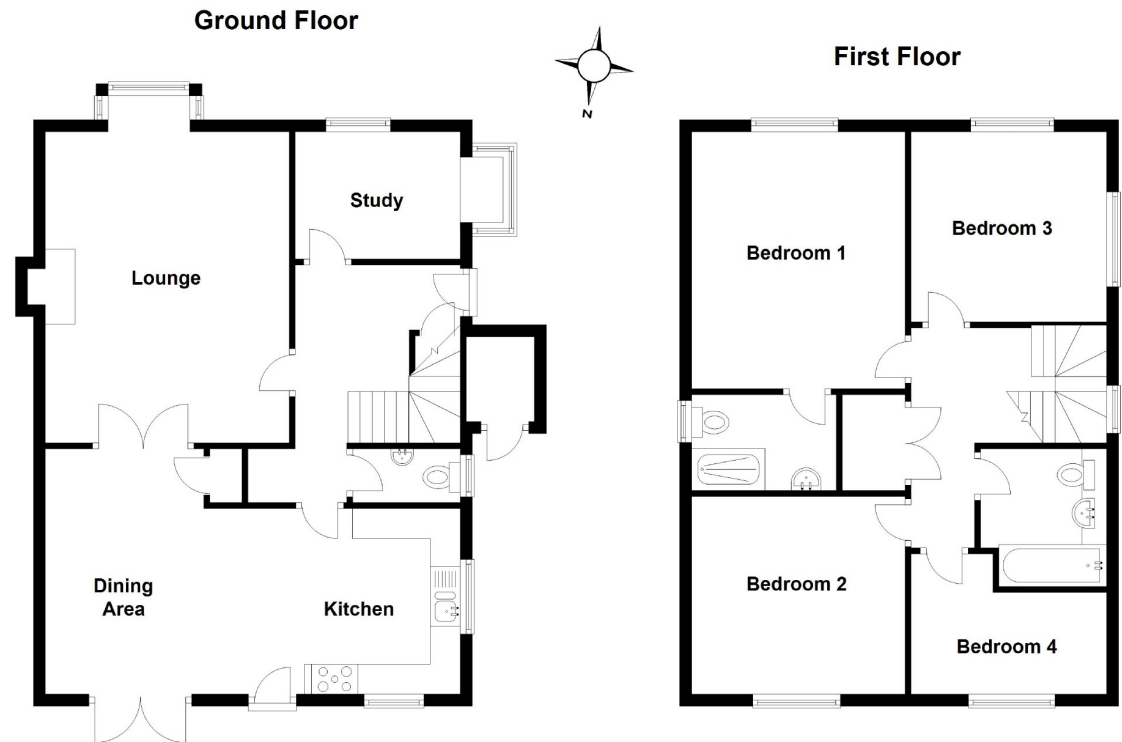
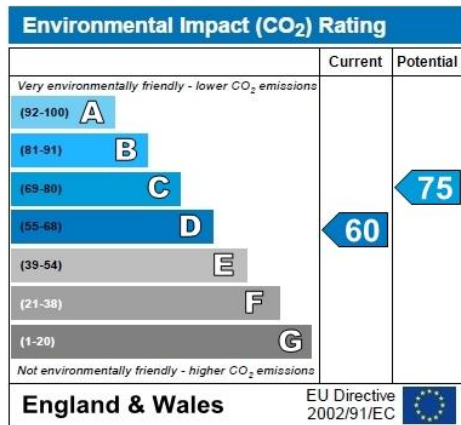
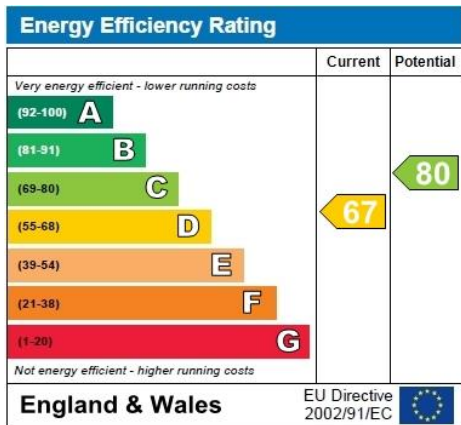
aspect backing onto a mature wooded coppice. Gated access to the front, personal door to the garage, outside tap and lighting.

TENURE AND COUNCIL TAX

The Tenure of this property is FREEHOLD.

The Council Tax Band is "F" and the amount payable for the year 2017/18 is £2,305.84.









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