



Old Bourne Way,
Stevenage, Hertfordshire SG1 6AD



12 Old Bourne Way, Great Ashby, Stevenage, SG1 6AD

£364,995

Substantial three bedroom extended home, beautifully presented throughout with the advantage of a generous rear garden and driveway providing parking for three cars.

EXTENDED, deceptively spacious three bedroom home beautifully presented throughout whilst occupying a generous private plot at the end of the cul-de-sac with a driveway providing off road parking for three cars.

The spacious ground floor accommodation includes FIVE separate rooms including a versatile family room and a spacious utility room extension beyond. Upstairs there are three DOUBLE bedrooms and a stylish recently refitted family bathroom.

The property is situated within the highly regarded Great Ashby development on the north eastern side of the town.

Reception hallway, re-fitted cloakroom/wc, lounge, dining room, kitchen, family room, utility room, landing, three bedrooms and re-fitted family bathroom.

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

Double glazed front door with storm porch over opening to:

RECEPTION HALLWAY

Oak effect flooring, stairs to the first floor, double glazed window to the side elevation and doors to:

CLOAKROOM/WC

Fitted with a white suite comprising a wall mounted hand wash basin with chrome mixer tap, low level WC with push button flush, oak effect flooring, white tiled walls with mosaic border tile, chrome towel rail and double glazed window to the front elevation.

LOUNGE

12'8" x 12'7" (3.87 x 3.83)

Continuation of oak effect flooring, TV and phone points, useful under stairs storage cupboard, recess for wall mounted TV, radiator and double glazed window to the front

elevation. Archway to:

DINING ROOM

9'5" x 7'5" (2.86 x 2.26)

Continuation of oak effect flooring, two radiators, double glazed patio doors to the rear garden, archways to both the kitchen and family rooms.

KITCHEN

9'5" x 7'1" (2.86 x 2.17)

Re-fitted with a modern, sleek range of cream gloss base and eye level units finished with black square edged granite effect work surfaces with an inset one and a half bowl stainless steel sink unit with chrome mixer tap, waste disposal and separate filtered hot water boiling tap. Integral stainless and glazed oven with stainless steel gas hob and extractor canopy above. Space and plumbing for dishwasher and fridge/freezer. Cream tiled splash backs and wooden effect flooring, double glazed window to the rear elevation.

FAMILY ROOM

14'1" x 8'0" (4.29 x 2.44)

A versatile additional living space created by the conversion of the garage with continuation of the oak effect flooring, radiator and double glazed window to the front elevation. Door to:

UTILITY ROOM

11'2" x 7'3" (3.40 x 2.20)

Of excellent proportions whilst fitted with a comprehensive range of beech base and eye level units finished with marble effect work surfaces with an inset stainless steel sink unit with mixer tap and hand held shower head attachment. Space and plumbing for washing machine, tumble dryer and under counter fridge or freezer. Further tall larder cupboard, cream tiled floor and splash backs, double glazed window to the rear elevation and door to the side.

FIRST FLOOR LANDING

Access to the loft space, airing cupboard housing hot water tank and laundry shelves, double glazed window to the side elevation, doors to:

BEDROOM ONE

9'9" x 9'3" (2.97 x 2.83)

Measurements exclude twin built in double wardrobes, radiator and double glazed window to the rear elevation.

BEDROOM TWO

10'3" x 9'4" (3.13 x 2.84)

Wooden effect flooring, radiator and double glazed window to the front elevation.

BEDROOM THREE

8'6" x 7'2" (2.60 x 2.18)

Radiator and double glazed window to the front elevation.

FAMILY BATHROOM

6'2" x 6'3" (1.87 x 1.90)

Re-fitted with a modern white three piece suite comprising a panelled bath with a separate shower over and shower screen, vanity hand wash basin extending to a vanity shelf with cupboard below with a low level WC to one side with a concealed cistern. Porcelain tiled walls and wooden effect flooring. Chrome towel rail and double glazed window to the rear elevation.

OUTSIDE**FRONT**

Set back from the cul-de-sac behind an established front garden, laid to lawn with mature shrub borders, pathway extending to the front door.

DRIVEWAY

Block paved driveway providing off road parking for three vehicles with ranch style fencing to one side.

REAR GARDEN

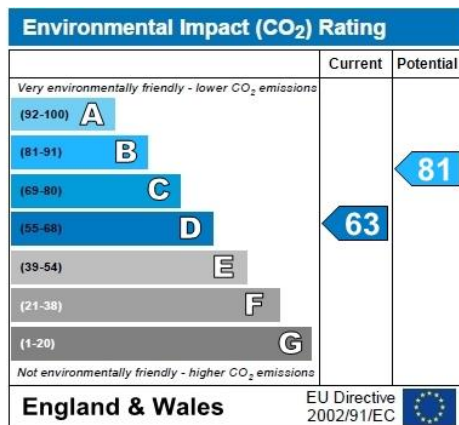
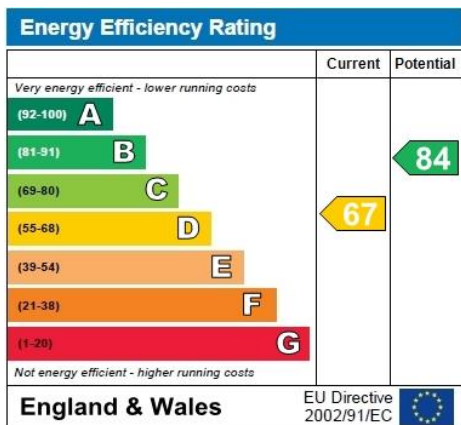
A generous rear garden enjoying a private, sunny aspect, laid to lawn whilst enclosed by wooden panelled fencing and brick retaining walls. Paved patio across the width of the property with pathways extending to garden shed at the rear.

TENURE AND COUNCIL TAX

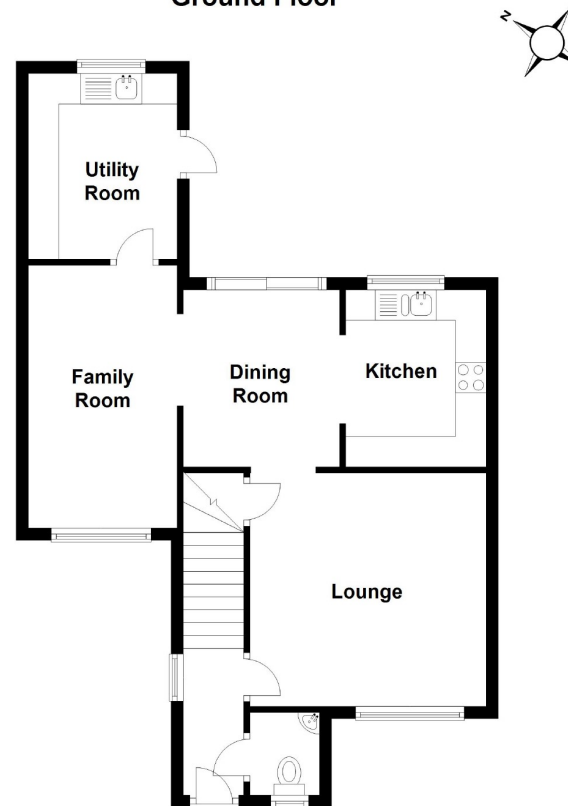
The Tenure of this property is FREEHOLD.

The Council Tax Band is "D" and the amount payable for the year 2017/18 is £1,596.35.

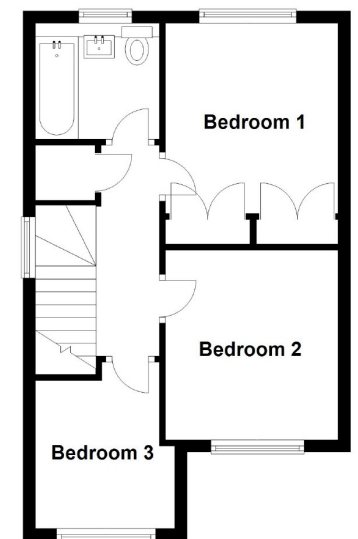




Ground Floor



First Floor







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