



The Hedgerows,
Stevenage, Hertfordshire SG2 7BW



58 The Hedgerows, Stevenage, SG2 7BW

£314,995

Well maintained three bedroom semi-detached, tucked away in the corner of this highly regarded Chells Manor cul-de-sac, adjacent to a pleasant Green.

Enjoying a pleasant position at the end of this highly regarded Chells Manor cul-de-sac, adjacent to a pleasant Green, a much improved three bedroom semi-detached home with the advantage of a generous double glazed conservatory, adjoining garage and driveway with a larger than average private rear garden.

This well presented home enjoys the practical benefits of double glazing and gas fired central heating with the accommodation comprising a reception hallway, downstairs cloakroom/wc, lounge, fitted kitchen, generous double glazed conservatory, first floor landing leading to three bedrooms, two of which are double rooms and a modern fitted family bathroom. The property benefits further from a replacement gas fired boiler installed approximately 12 months ago.

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

UPVC double glazed front door opening to:

RECEPTION HALLWAY

Telephone point, radiator, central heating thermostat, stairs rising to the first floor and doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a wall mounted hand wash basin and a low level wc, wooden effect flooring, radiator and double glazed window to the front elevation.

LOUNGE

15'5" x 11'4" (4.69 x 3.45)

Continuation of wooden effect flooring, radiator with bespoke cover, TV aerial point, picture

and dado rails, useful understairs storage cupboard and double glazed picture window to the front elevation. Door to:

KITCHEN / BREAKFAST ROOM

14'8" x 7'11" (4.48 x 2.41)

Fitted with a modern range of beech effect base and eye level units and drawers finished with black granite effect work surfaces with a one and half bowl stainless steel sink unit with mixer tap, integrated stainless steel oven, hob and extractor fan (replaced in October 2016) with space and plumbing for a dishwasher, washing machine and fridge/freezer. Tiled effect flooring with tiled splashbacks, radiator and door to:

CONSERVATORY

12'2" x 11'6" (3.70 x 3.50)

Installed in 2007 and currently used as a dining room, a generous UPVC double glazed conservatory with a glazed apex roof, tiled effect flooring, radiator, double glazed windows to the side and rear elevations with double glazed french doors opening onto the garden.

FIRST FLOOR LANDING

Double glazed window to the side elevation with views to the adjoining Green, airing cupboard with hot water tank and laundry shelves, access to the loft space and doors to:

BEDROOM ONE

13'0" x 8'4" (3.96 x 2.55)

Radiator and double glazed window to the rear elevation.

BEDROOM TWO

10'6" x 8'4" (3.20 x 2.55)

A further double bedroom with a radiator and double glazed window to the front elevation.

BEDROOM THREE

8'1" x 6'1" (2.47 x 1.86)

Radiator and double glazed window to the rear elevation.

BATHROOM

6'0" x 5'10" (1.82 x 1.78)

Refitted with a modern white three-piece suite comprising a low level wc with push button flush with a white counter top with vanity hand wash basin to the side with chrome mixer tap and vanity cupboard below, panelled bath with a separate dual valve power rain shower over

with fitted shower screen, white tiled walls with contrasting mosaic border tile, tiled effect flooring, shaver point, chrome towel radiator and double glazed window to the front elevation.

OUTSIDE

FRONT

The property is situated in the corner of the cul-de-sac adjacent to an attractive Green, set back from the road behind an established front garden with a driveway at the side of the property providing off-road parking for one vehicle leading to the garage.

GARAGE

17'7" x 8'7" (5.35 x 2.61)

Up and over door, power and light, wall mounted gas fired boiler (installed approximately 12 months ago) and personal door to the rear garden.

REAR GARDEN

A generous rear garden for a property of this type, laid predominantly to lawn enclosed by wooden panelled fencing with flowering rose shrubs, substantial paved patio across the width of the house and garage.

TENURE AND COUNCIL TAX

The Tenure of this property is FREEHOLD.

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







Telephone: 01438 316846
oldtown@putterills.co.uk
www.putterills.co.uk



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