



Mill House, Waverley Close,
Stevenage, Hertfordshire SG2 8RU



6 Waverley Close, Stevenage, SG2 8RU

Guide price £650,000

Traditional, double fronted four bedroom detached family home occupying a generous plot benefiting further from a substantial detached Annexe/Studio.

"Mill House" is an attractive, much improved, traditional character home occupying a generous private plot at the end of this established sought-after cul-de-sac on the southern side of Stevenage with the advantage of a substantial detached Annexe/Studio nestled at the bottom of the landscaped rear garden.

A sweeping driveway provides access to a substantial detached double width garage, extending to the side of the property with a most attractive landscaped private garden beyond

This attractive home is finished with white rendered walls complemented by wooden grain effect UPVC leaded light double glazing with feature tiled and wrought iron window canopies adding to the traditional feel of this sizeable home.

Internally, the property is beautifully presented with a deceptively arrangement of accommodation which comprises a wide welcoming reception hallway, a useful study, a most comfortable open-plan main living area occupying the full length of the property, separate dining room, open-plan kitchen/breakfast room, rear lobby, first floor landing leading to four generous bedrooms with a modern en-suite shower room to the master bedroom and a feature five-piece modern family bathroom. Viewing 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 wooden grain effect part-glazed front door opening to:

RECEPTION HALLWAY

21'9" x 6'4" (6.64 x 1.93)

A wide welcoming reception hallway with stylish wooden flooring and an attractive staircase rising to the first floor, downlighters, feature circular window to the front elevation with further window to the side, radiator, doors to principal reception rooms with archway to:

STUDY

7'2" x 6'11" (2.18 x 2.10)

Situated to the front of the property with continuation of stylish wooden flooring, alarm

control panel and double glazed window to the front elevation.

DINING ROOM

13'6" x 12'8" (4.11 x 3.85)

A most comfortable room featuring an attractive curved leaded light double glazed bay window overlooking the rear garden with a feature cast iron fireplace to one corner, continuation of stylish wooden flooring and ample space for dining table.

LOUNGE / FAMILY ROOM

26'9" x 10'4" (8.15 x 3.16)

A further highlight of the property being of excellent proportions spanning the full length of the property, part-divided by a wide square archway creating two defined living areas with a feature open fireplace to one end of the room with a white wooden fireplace, inset cast iron grate and black granite hearth. Radiator, TV aerial point, further seating area to one end with wide leaded light double glazed french doors and side windows opening directly onto the rear garden. Further leaded light double glazed window to the front elevation and further leaded light french door to the side elevation.

KITCHEN / BEAKFAST ROOM

16'8" x 13'3" (5.09 x 4.04)

With a conservatory style side addition with part vaulted ceiling creating a light spacious room, part-divided by a comprehensive range of wooden and cream base and eye level units finished with natural stone effect rolled edge work surfaces extending to a peninsular breakfast bar, inset white ceramic sink unit with chrome mixer tap, integrated stainless steel oven and hob with extractor fan above, space and plumbing for kitchen appliances, wooden effect flooring, windows to both the front and side elevations, white tiled splashbacks and radiator. Door to:

REAR LOBBY

Window to the rear elevation and door to the side and rear garden.

FIRST FLOOR LANDING

Access to the loft space, stylish wooden flooring, doors to:

BEDROOM ONE

11'10" x 11'5" (3.61 x 3.49)

Continuation of stylish wooden flooring, radiator, two leaded light double glazed windows to the rear elevation. Door to:

EN-SUITE SHOWER ROOM

Fitted with a white three-piece suite comprising a low level wc, pedestal hand wash basin and walk-in shower cubicle with fitted shower, downlighters, extractor fan, tiled surrounds, white

towel radiator and leaded light double glazed window to the side elevation.

BEDROOM TWO

10'6" x 10'6" (3.21 x 3.21)

Measurements exclude a deep cupboard housing the wall mounted gas fired boiler, radiator, continuation of stylish wooden flooring and leaded light double glazed window to the front elevation.

BEDROOM THREE

12'6" x 6'9" (3.80 x 2.05)

Radiator, continuation of stylish wooden flooring and leaded light double glazed window to the rear elevation.

BEDROOM FOUR

11'6" x 8'4" (3.50 x 2.54)

Currently used as a dressing room with a comprehensive range of built-in bedroom furniture across the full width of the room finished with cream part-glazed doors, continuation of stylish wooden flooring, radiator and two leaded light double glazed windows to the front elevation.

BATHROOM

6'8" x 6'2" (2.03 x 1.88)

Fitted with a modern white five-piece suite comprising a freestanding roll top bath with claw feet with chrome mixer tap and shower attachment, low level wc with push button flush, pedestal hand wash basin with chrome mixer tap, bidet and a walk-in shower cubicle with dual valve shower, wooden grain effect ceramic tiled flooring, white towel radiator, extractor fan, downlighters and leaded light double glazed window to the rear elevation.

OUTSIDE

FRONT

The property is set back from the cul-de-sac behind a sweeping tarmac and shingled driveway providing off-road parking for several vehicles leading to the detached double width garage with driveway extending to the side of the property providing additional off-road parking beyond a wooden five-bar gate providing access to the rear garden.

DOUBLE GARAGE

Detached double width garage with pitched tiled roof, substantial feature carriage light, electric roller doors, power and light.

REAR GARDEN

A further highlight of the property is the generous landscaped rear garden laid predominantly to lawn with deep well stocked flower and shrub borders, crazy paved and wooden terracing and wooden decking with shingle border to one side, garden pathway leading to a further terrace at the rear with the self-contained annexe beyond.

ANNEXE / STUDIO

Substantial brick built and rendered detached annexe/studio situated to the rear of the garden offering a variety of potential uses. Most suitable for use as an annexe for co-habiting relatives or older children seeking independence from the main house. Double glazed french doors opening to:

MAIN LIVING AREA

22'11" x 10'5" (6.99 x 3.17)

A most generous open-plan living area with a kitchen to one side comprising a range of cream base units and drawers finished with a rolled edge work surface and an inset stainless steel sink unit with space for fridge/freezer, wooden grain effect double glazed windows to both the side and front elevations, wooden effect flooring, downlighters, two radiators and door to:

SHOWER ROOM

10'8" x 8'5" (3.24 x 2.57)

(Measurements include the sauna). Continuation of wooden effect flooring, corner shower cubicle, pedestal hand wash basin and low level wc, wall mounted gas fired boiler, downlighters and double glazed window to the side elevation. Fully functioning sauna to one corner with cedar panelled walls and benches, external sauna controls.

AGENTS NOTE

It is worth noting that the annexe is fully independent from the main property with independent gas fired central heating via a wall mounted gas fired boiler located in the shower room.

TENURE AND COUNCIL TAX

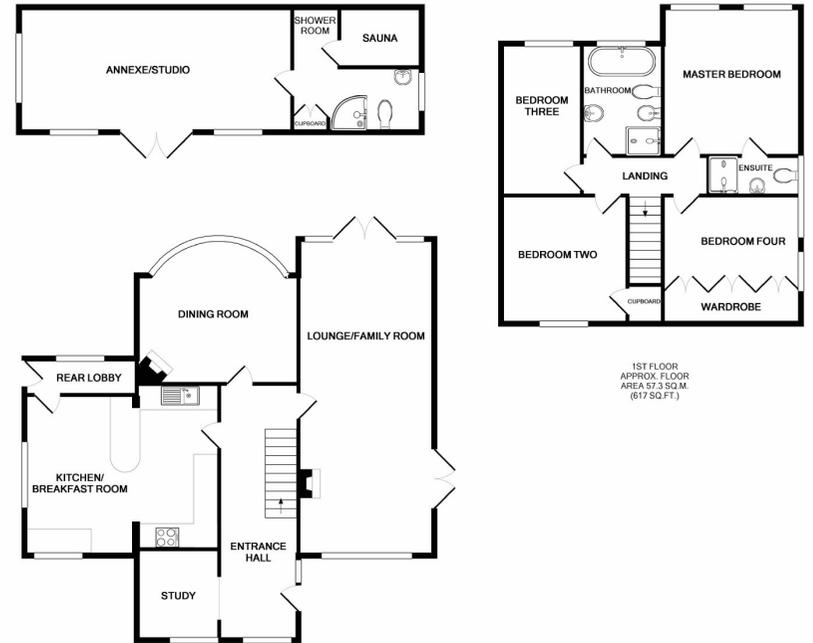
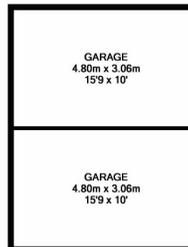
The Tenure of this property is FREEHOLD.

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E	48		
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			68
(55-68) D			
(39-54) E			
(21-38) F	40		
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



1ST FLOOR
APPROX. FLOOR AREA 97.3 SQ.M.
(617 SQ.FT.)

GROUND FLOOR
APPROX. FLOOR AREA 143.3 SQ.M.
(1548 SQ.FT.)

TOTAL APPROX. FLOOR AREA 240.6 SQ.M. (2166 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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