



Gordian Way,
Stevenage, Hertfordshire SG2 7QH



71 Gordian Way, Stevenage, SG2 7QH

£499,995

Spacious four bedroom detached family home, beautifully presented throughout, with detached double width garage, whilst situated within a most sought-after cul-de-sac.

***** VIEWING ESSENTIAL ***** A fantastic opportunity to purchase a most spacious four bedroom detached family home occupying a generous, private well maintained plot situated towards the end of this most sought-after cul-de-sac on the eastern outskirts of Stevenage, close to open countryside. This immaculate family home benefits further from a detached double width garage and substantial block paved driveway providing ample off-road parking for at least three vehicles.

Internally, the property has been fully modernised with improvements including refitted modern white Ideal Standard sanitaryware finished with Grohe taps and shower fittings with the kitchen and utility room being remodelled to include granite and quartz composite work surfaces and modern cream cabinet doors.

Further benefits include UPVC double glazing with leaded lights to the front elevation and gas fired central heating with a newly installed Worcester Bosch boiler (as of January 2016). The generous accommodation includes three purpose-built reception rooms and four spacious bedrooms with an en-suite shower room to the master bedroom.

In full the accommodation comprises a wide welcoming reception hallway, refitted downstairs cloakroom/wc, generous lounge, separate dining room, spacious study/family room, remodelled kitchen, utility room and a downstairs cloakroom/wc, first floor landing leading to four bedrooms with the master bedroom being of excellent proportions with a refitted en-suite shower room and a modern refitted 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 including 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 opening to:

RECEPTION HALLWAY

15'5" x 6'2" (4.70 x 1.88)

A wide welcoming reception hallway featuring an alarm control panel, central heating thermostat, attractive staircase rising to the first floor with cupboard below, coat hanging space, radiator and doors to:

LOUNGE

16'6" x 10'8" (5.02 x 3.24)

A most comfortable room featuring an Adam style fireplace with a marble hearth and surround with an inset living flame gas fire, two TV aerial points, radiator and a leaded light double glazed window to the front elevation. Double doors to:

DINING ROOM

10'0" x 9'0" (3.04 x 2.75)

Finished with stylish wooden laminate flooring, radiator and double glazed patio doors opening to the rear garden with further door to:

KITCHEN

12'4" x 10'0" (3.75 x 3.05)

Remodelled and fitted with a modern range of cream fronted base and eye level units and drawers finished with deep granite and quartz composite work surfaces with matching upstands and window shelf, extending to the cooker splashback, with an inset one and half bowl stainless steel sink unit with chrome mixer tap. Freestanding kitchen island/breakfast table with matching granite and quartz composite counter top (possibly available by separate negotiation). Appliances include a white digital double oven with matching four-ring gas and concealed extractor canopy above with a freestanding Bosch dishwasher and fridge/freezer (possibly available by separate negotiation). Radiator, double glazed window to the rear elevation and door to the reception hallway with further door to:

UTILITY ROOM

6'2" x 4'11" (1.87 x 1.50)

Fitted with a matching range of cream base and eye level units finished with deep granite and quartz composite work surfaces with matching upstands, inset stainless steel sink unit with mixer tap, freestanding Bosch washing machine and tumble dryer (possibly available by separate negotiation), wall mounted Worcester Bosch gas fired boiler (newly installed in January 2016), double glazed door to the side and rear of the property with door to:

DOWNSTAIRS CLOAKROOM / WC

Refitted with a white Ideal Standard two-piece suite comprising a low level wc with push button flush, wall mounted hand wash basin with Grohe chrome mixer tap, stylish light grey tiled walls to half-height and wooden effect flooring, stainless steel chrome plated heated towel radiator and double glazed window to the side elevation.

STUDY / FAMILY ROOM

16'6" x 7'10" (5.04 x 2.40)

A purpose-built further reception room offering a variety of uses, finished with stylish wooden laminate flooring, radiator and leaded light double glazed window to the front elevation.

FIRST FLOOR LANDING

Access to part-boarded loft space with light, airing cupboard with laundry shelves and doors to:

BEDROOM ONE

15'7" x 11'3" (4.74 x 3.43)

Of excellent proportions with measurements including a built-in double wardrobe whilst excluding a further deep useful storage cupboard, radiator, leaded light double glazed window to the front elevation and door to:

EN-SUITE SHOWER ROOM

Refitted with a modern white Ideal Standard suite comprising a low level wc with push button flush, wall mounted hand wash basin with Grohe chrome mixer tap, walk-in shower cubicle with Grohe shower, stylish light grey fully tiled walls, stainless steel chrome plated heated towel radiator, motion sensor illuminated mirrored bathroom cabinet with concealed shaver point, extractor fan and leaded light double glazed window to the front elevation.

BEDROOM TWO

14'4" x 8'2" (4.37 x 2.50)

A further generous double bedroom, measurements including a built-in double wardrobe, radiator and leaded light double glazed window to the front elevation.

BEDROOM THREE

11'3" x 8'2" (3.43 x 2.48)

Measurements include a built-in double wardrobe, TV aerial point, radiator and double glazed window to the rear elevation.

BEDROOM FOUR

11'4" x 7'5" (3.46 x 2.27)

Radiator and double glazed window to the rear elevation.

FAMILY BATHROOM

7'5" x 5'10" (2.26 x 1.79)

Refitted with a modern white Ideal Standard three-piece suite comprising a low level wc with push button flush, wall mounted hand wash basin with Grohe chrome mixer tap and a "P" shaped shower bath with Grohe mixer tap and separate Grohe shower over, curved shower screen, stylish natural stone effect fully tiled walls, motion sensor illuminated mirrored bathroom cabinet with concealed shaver point, extractor fan, stylish stainless steel chrome plated curved heated towel radiator and double glaze window to the rear elevation.

OUTSIDE

The property enjoys a pleasant position situated towards the corner of this highly regarded cul-de-sac.

FRONT GARDEN

A well maintained mature front garden with a well tended level lawn interspersed by stocked flower and shrub borders with a number of mature specimen trees to the front of the property creating a private aspect with a block paved pathway extending to the covered storm porch and front door. Gated access to the rear.

DETACHED DOUBLE WIDTH GARAGE

A most spacious double width garage with a tiled apex roof with twin up and over doors, power and light. Block paved driveway the front of the garage providing off-road parking for

at least three vehicles. Gated access to the side of the garage to the rear garden.

REAR GARDEN

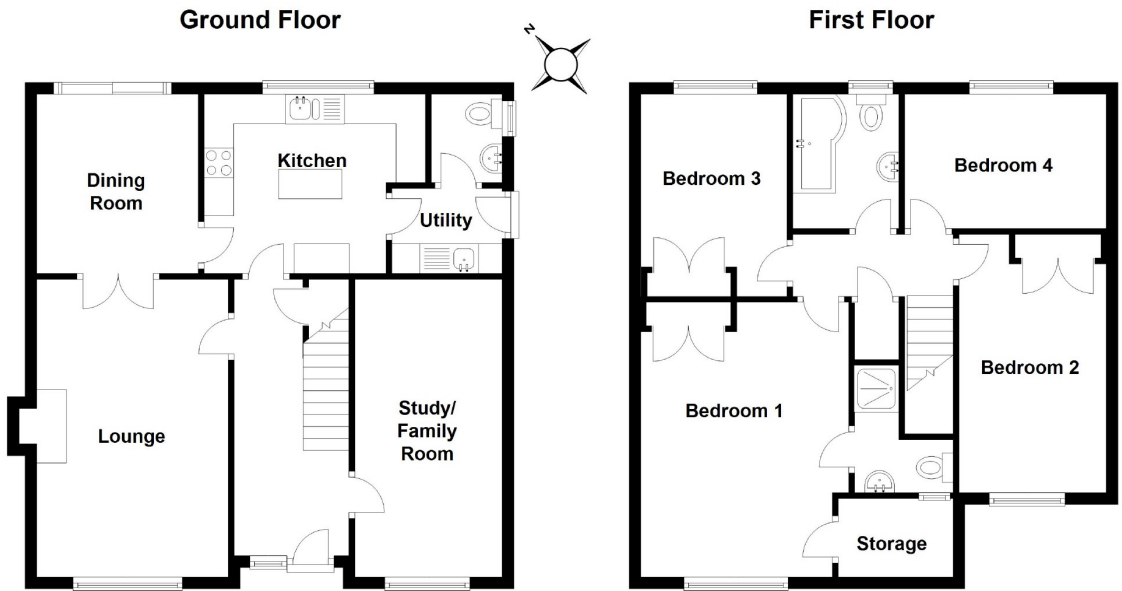
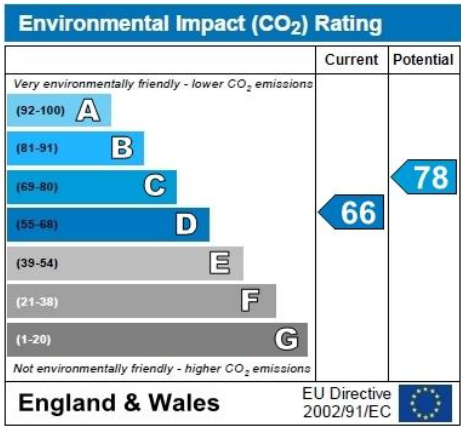
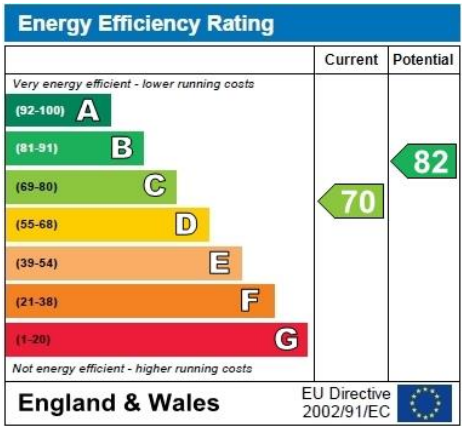
A further highlight of the property is the well maintained private rear garden featuring a manicured curved lawn flanked by deep well stocked flower and shrub borders with a curved block paved patio to one side with the garden enclosed by a combination of wooden panelled fencing, mature boundary hedging and shrubbery. The garden enjoys a private aspect to mature woodland beyond the road to the rear. Outside tap and security lights.

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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