



Hayfield,
Stevenage, Hertfordshire SG2 7JP


PUTTERILLS

50 Hayfield, Chells Manor, Stevenage, SG2 7JP

£499,995

Substantial detached family home with loft conversion within sought-after Chells Manor cul-de-sac benefiting from attached single garage.

A deceptively spacious five/six bedroom detached family home occupying a generous private plot whilst situated in a highly regarded Chells Manor cul-de-sac. The property benefits from a loft conversion providing two additional second floor rooms with a variety of potential uses.

The accommodation comprises a reception hallway, lounge, dining room, fitted kitchen, study, downstairs cloakroom/wc, first floor landing leading to three bedrooms, the master bedroom benefiting from an en-suite shower room, family bathroom, cot room/dressing room and staircase rising to the second floor with two further bedrooms and a second en-suite shower room.

Further practical benefits include UPVC double glazing and gas fired central heating, driveway to the side of the property providing off-road parking for at least one vehicle leading to a generous single garage with a pleasant private rear garden backing onto a small green to the rear.

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 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

UPVC double glazed front door opening to:

RECEPTION HALLWAY

Wooden laminate flooring, staircase rising to the first floor, alarm control panel, central heating thermostat, double panelled radiator and double glazed window to the side elevation and doors to:

DOWNSTAIRS CLOAKROOM / WC

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

KITCHEN

12'2" x 8'5" (3.70 x 2.56)

Fitted with a comprehensive range of limed oak base and eye level units and drawers finished with black gloss granite effect rolled edge work surfaces with an inset one and half bowl stainless steel sink unit with mixer tap. A range of appliances include a stainless steel and glazed double oven with a stainless steel and glazed four-ring gas hob with concealed extractor canopy above, space and plumbing for a dishwasher, washing machine and fridge/freezer. Tiled splashbacks with cream tiled floor, wall mounted cupboard housing wall mounted gas fired boiler and double glazed window to the front elevation. Door to:

DINING ROOM

11'8" x 9'0" (3.56 x 2.74)

Wooden laminate flooring, double glazed door and window opening to the rear garden, radiator, wall lights and double doors to:

LOUNGE

15'9" x 13'0" (4.81 x 3.95)

Adam style fireplace with marble hearth and surround with an inset living flame gas fire, double glazed french doors and side windows opening onto the rear garden, TV and phone points, wall lights, wooden laminate flooring and door to the reception hallway.

STUDY

7'11" x 7'0" (2.42 x 2.14)

Radiator and double glazed window to the front elevation.

FIRST FLOOR LANDING

Staircase rising to the second floor and doors to:

BEDROOM ONE

15'4" x 10'3" (4.68 x 3.12)

Measurements include a built-in triple wardrobe, radiator and double glazed window to the front elevation. Door to:

EN-SUITE SHOWER ROOM

Fitted with a white suite comprising a low level wc, pedestal hand wash basin, corner shower cubicle with fitted shower, white tiled splashbacks, double panelled radiator and double glazed window to the front elevation.

BEDROOM TWO

13'2" x 8'7" (4.02 x 2.61)

A further double bedroom with measurements including a built-in double wardrobe, radiator and double glazed window to the rear elevation.

BEDROOM THREE

8'11" x 8'7" (2.72 x 2.62)

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

DRESSING ROOM / COT ROOM

The original fourth bedroom has been converted to a dressing room but could be used as a cot room with airing cupboard housing the hot water tank and laundry shelves, radiator and double glazed window to the front elevation.

SECOND FLOOR LANDING

Sealed unit double glazed Velux window to the front elevation and doors to:

BEDROOM FIVE

11'6" x 9'11" (3.51 x 3.01)

Measurements exclude an eaves storage cupboard, exposed brickwork, radiator, downlighters and sealed unit double glazed Velux window to the front and rear elevations.

BEDROOM SIX

11'7" x 7'5" (3.53 x 2.26)

Measurements excludes two eaves storage cupboards, radiator, sealed unit double glazed Velux window to both the front and rear elevations. Door to:

EN-SUITE SHOWER ROOM

6'6" x 5'7" (1.99 x 1.69)

Fitted with a pedestal hand wash basin and low level wc and a corner shower tray with shower over, downlighters, radiator and sealed unit double glazed Velux window to the rear elevation.

OUTSIDE

FRONT

The property is set back from the road behind an established front garden laid to lawn with shrub borders and a pathway leading to a covered storm porch with carriage light and front door.

GARAGE

Attached single garage with up and over door, power and light, eaves storage space, personal door to the rear garden.

DRIVEWAY

Tarmac driveway to the front of the garage providing off-road parking for one vehicle.

REAR GARDEN

A pleasant rear garden enjoying a private aspect backing onto a small green, laid predominantly to lawn with a paved terrace, shrub borders whilst enclosed by wooden

panelled fencing.

TENURE AND COUNCIL TAX

The Tenure of this property is FREEHOLD.

The Council Tax Band is "E" and the amount payable for the year 2017/18 is £1,951.10.







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