



Orchard House, Rectory Lane,
Stevenage, Hertfordshire SG1 4BX



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£759,950

A rare opportunity to purchase a BRAND NEW four bedroom detached family home in one of the Old Town's premier locations.

Nestled at the end of a private drive behind Rectory Lane, "Orchard House" is one of two BRAND NEW beautifully appointed homes providing carefully designed and balanced accommodation arranged over two floors, perfectly suited to modern family life or downsizers looking to take advantage of the versatile accommodation on offer.

The ground floor accommodation lends itself to modern living and entertaining with a spectacular open-plan "Super Room" seamlessly combining seating and dining areas with a sleek contemporary kitchen fitted with a comprehensive range of bespoke handleless units by Kitchen Ergonomics, finished with starburst quartz counter tops with matching upstands extending to a peninsular breakfast bar with a full range of integrated Neff appliances. A part vaulted ceiling with inset sealed unit double glazed Velux windows runs across the full width of the property whilst twin sets of bi-folding doors flood the main living area with natural light whilst creating a direct connection to the private rear garden.

The contemporary theme continues with over-sized square polished grey porcelain floor tiles and engineered oak flooring to the ground floor with individual room thermostats controlling the under-floor heating.

A wide welcoming reception hallway, downstairs cloakroom/wc, fitted utility room and a study completes the ground floor accommodation with the attractive turning staircase leading to a generous part-vaulted first floor landing providing access to four generous double bedrooms, all of which feature downlighters, part-vaulted and tall ceiling heights with a generous en-suite bathroom to the master bedroom, en-suite shower room to the second bedroom and a four-piece family bathroom. Modern contemporary sanitaryware complements the overall theme of the property featuring bluetooth enabled motion sensor mirrors, stylish natural stone tiling and quality brassware.

Viewing is highly recommended to fully appreciate the high standard of accommodation and finish on offer.

SPECIFICATION

- * 10 year NHBC Guarantee
- * Velvac powder coated aluminium and timber sealed unit double glazed windows
- * Under-floor heating to the ground floor
- * Individual digital room thermostats
- * Radiator heating to first floor
- * Grey polished porcelain floor tiles
- * Engineered oak flooring and "Di Lusso" wood burning stove to sitting room
- * Sleek handleless soft self-closing kitchen units by Kitchen Ergonomics

- * Quartz counter tops, upstands and window sills
- * Integrated Neff appliances
- * Matching separate utility room with water softener
- * Dimmable brushed chrome switchgear to principle rooms
- * Quality Villeroy & Boch sanitaryware with natural stone tiling
- * Motion-sensor illuminated vanity mirrors with bluetooth connectivity
- * Alarm and Sprinkler System
- * Oak internal doors
- * Cable, Sky and TV aerial connectivity
- * Integrated garage with electric remote door
- * Block paved driveway for three vehicles
- * Recently returfed private rear garden
- * Wooden electric security gates (to be installed)

THE ACCOMMODATION COMPRISES

Green oak storm porch with substantial oak panelled front door opening to:

RECEPTION HALLWAY

15'0" x 8'0" (4.58 x 2.43)

A fantastic introduction to this brand new home, wide and welcoming finished with over-sized square grey polished porcelain floor tiles, attractive turning staircase with oak handrail rising to the first floor, downlighters, telephone point, digital room thermostat and alarm control panel. Oak part-glazed doors to the lounge and kitchen with further oak doors to:

DOWNSTAIRS CLOAKROOM / WC

5'1" x 3'10" (1.55 x 1.18)

Fitted with a white suite comprising a low level wc with a concealed cistern with chrome push button flush, vanity hand wash basin with mixer tap, motion-sensor illuminated mirror and grey porcelain tiled walls to half height with continuation of grey polished porcelain floor tiles. Downlighters, extractor fan and sealed unit double glazed window to the front elevation.

STUDY

9'0" x 7'7" (2.74 x 2.30)

Situated to the front of the property with a digital room thermostat, downlighters and sealed unit double glazed window to the front elevation.

SITTING ROOM

20'0" x 11'8" (6.09 x 3.56)

A most comfortable room featuring engineered oak flooring complemented by "Di Lusso" wood burning stove set to a black granite hearth, TV and aerial points for wall mounted television, downlighters and sealed unit double glazed windows to the side elevation and bi-folding sealed unit double glazed doors opening onto the rear garden. Feature part-vaulted

ceiling with inset sealed unit double glazed Velux windows across the full width of the property adding to the contemporary design whilst the sitting room opens directly of the property creating an impressive open-plan feel to the ground floor accommodation.

KITCHEN / DINING ROOM

20'9" x 14'1" (6.33 x 4.30)

Open-plan kitchen/dining room defined by a comprehensive range of sleek light grey handleless gloss soft self-closing base and eye level units and deep pan drawers finished with grey starburst quartz counter tops extending to a peninsular breakfast bar and matching window sills. Inset Blanco one and half bowl stainless steel sink unit with counter mounted chrome mixer tap with a range of integrated appliances including a stainless steel drinks fridge, Neff stainless steel "hide and slide" double oven, full height fridge, separate integrated freezer and dishwasher. Wide stainless steel gas hob set to the breakfast bar with ceiling mounted stainless steel Neff extractor fan above. Dimmable under-unit and downlighters with further spotlights, digital room thermostat, continuation of polished grey porcelain floor tiles extending to the dining area with a feature window to the reception hallway, continuation of part-vaulted ceiling with sealed unit double glazed Velux windows and sealed unit double glazed windows to both the rear and side elevations. Doorway to:

UTILITY ROOM

8'4" x 5'5" (2.54 x 1.66)

Fitted with a matching range of units to the kitchen with continuation of the quartz starburst counter tops with matching upstands, inset Blanco stainless steel sink unit with counter-mounted mixer tap and water softener under, space and plumbing for further appliances, continuation of grey porcelain floor tiles and sealed unit double glazed doors to the side and rear of the property, cupboard housing wall mounted gas fired boiler, digital room thermostat and personal door to the garage.

FIRST FLOOR LANDING

Feature full height ceiling with sealed unit double glazed Velux window to the rear elevation, airing cupboard housing hot water tank and doors to:

BEDROOM ONE

15'2" x 11'10" (4.62 x 3.61)

Featuring a vaulted full height ceiling, downlighters, radiator, TV point for wall mounted television, room thermostat, sealed unit double glazed window to the rear elevation. Door to:

EN-SUITE BATHROOM

7'10" x 5'9" (2.40 x 1.76)

Fitted with a white suite comprising a low level wc with a concealed cistern with chrome push button flush and a vanity hand wash basin with vanity drawers below and chrome mixer tap, tiled panelled bath with dual valve rain shower over and bi-folding shower screen, chrome heated towel radiator. Stylish grey natural stone tiled walls and flooring, motion-sensor illuminated mirror with bluetooth connectivity and sealed unit double glazed window to the rear elevation.

BEDROOM TWO

11'10" x 11'9" (3.61 x 3.59)

Full height vaulted ceiling, radiator, TV point, room thermostat and sealed unit double glazed window to the front elevation. Measurements exclude the doorway recess. Door to:

EN-SUITE SHOWER ROOM

7'11" x 5'7" (2.41 x 1.70)

Fitted with a white suite comprising a low level wc with a concealed cistern with chrome push button flush, vanity hand wash basin with vanity drawer below with chrome mixer tap, double length walk-in shower cubicle with dual valve rain shower and bi-folding shower screen, natural stone tiled walls and floor, motion-sensor illuminated mirror with bluetooth connectivity. Sealed unit double glazed Velux window to the front elevation.

BEDROOM THREE

11'9" x 8'7" (3.57 x 2.61)

Part vaulted ceiling, downlighters, radiator, digital room thermostat and double glazed window to the rear elevation.

BEDROOM FOUR

11'9" x 9'7" (3.57 x 2.93)

Part vaulted ceiling, downlighters, radiator, digital room thermostat and sealed unit double glazed window to the front elevation.

FAMILY BATHROOM

8'1" x 5'11" (2.47 x 1.80)

Fitted with a white suite comprising a low level wc with a concealed cistern and push button flush, vanity hand wash basin with vanity drawers below and chrome mixer tap, tiled panelled bath with chrome mixer tap and shower attachment and a walk-in shower enclosure with dual valve rain shower. Grey natural stone tiled walls and flooring, motion-sensor illuminated mirror with bluetooth connectivity, chrome heated towel radiator, downlighters, extractor fan and sealed unit double glazed window to the side elevation.

OUTSIDE FRONT

The property is set back from Rectory Lane behind a private gravelled driveway with the benefit of wooden electric security gates (to be installed).

DRIVEWAY

A dual tone block paved driveway provides ample off-road parking whilst providing access to the integral garage. Outside lighting and entrance vestibule with green oak beams. Gated side access to the rear garden.

GARAGE

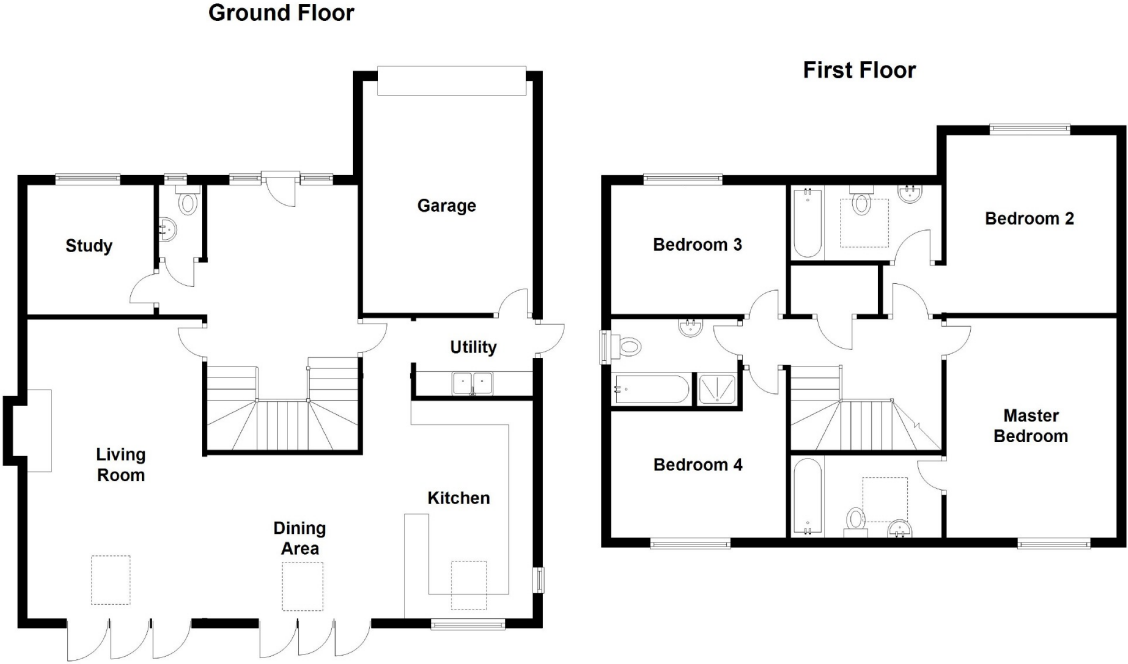
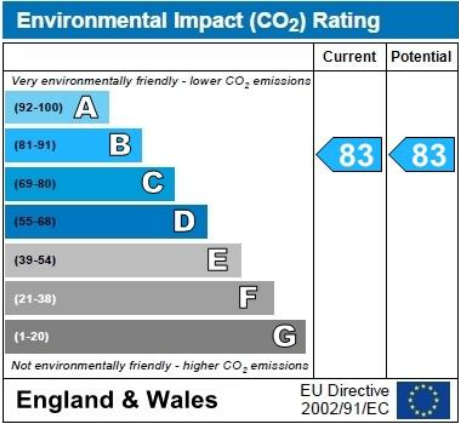
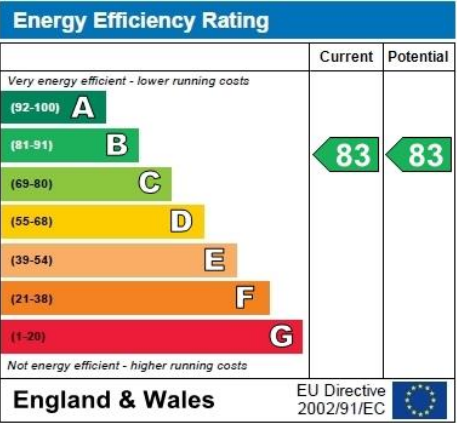
16'8" x 11'7" (5.07 x 3.54)

A single generous integral garage with electric up and over door, power and light and personal door to the utility room.

REAR GARDEN

A private rear garden, recently laid to lawn, with mature apple tree and clipped conifer screening. Substantial limestone paved terrace across the width of the property with wide pathway extending to the front.









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