



High Street,
Graveley, Hertfordshire SG4 7LA



36 High Street, Graveley, SG4 7LA

£529,995

Extended period property within highly regarded Village location enjoying a delightful rear garden in excess of 150ft.

An extended, much improved, three bedroom detached cottage enjoying the benefit of a substantial private garden in excess of 150ft in length whilst situated within this highly sought-after, yet conveniently located Village.

Fully renovated and extended by the current owners, this deceptively spacious character home comprises a generous open-plan modern fitted kitchen/dining room, downstairs cloakroom/wc, a most comfortable lounge with wood burning stove, wide first floor landing leading to three well proportioned bedrooms with an en-suite shower room to the master bedroom and a tremendous most spacious four-piece family bathroom including both a bath and a separate shower cubicle.

Further practical benefits include gas fired central heating and sealed unit double glazed windows with off-road parking for one vehicle situated to the front of the property.

The rear garden is a further highlight of the property, well maintained with a generous lawn and deep well stocked borders enhancing the private aspect. Viewing highly recommended.

GRAVELEY

Graveley is a semi-rural village situated between Stevenage, Hitchin and Baldock. The village offers two well regarded Public Houses with Restaurants, a Village School and a Golf Course with easy access to both the Lister Hospital and the A1M. There is a pretty Village Pond, a Church and delightful countryside walks. The neighbouring town of Stevenage comprises of both the New and Old Towns. There are comprehensive shopping facilities in the new Town, Schools, a Leisure Complex, Theatre and Arts Centre and the mainline railway station with fast regular trains to London Kings Cross.

THE ACCOMMODATION COMPRISES

Part-glazed entrance doors opening to:

KITCHEN / DINING ROOM

19'0" x 16'2" (5.80 x 4.92)

A most spacious open-plan kitchen/dining room with feature double glazed oak bi-folding triple doors opening onto the rear terrace and garden, ample space for dining table, radiator, downlighters, travertine tiled flooring with step down to the kitchen area defined by a comprehensive range of light oak base and eye level units and drawers finished with granite work surfaces extending to a peninsular breakfast bar with an inset white ceramic one and half bowl sink unit with mixer tap. Integrated slimline dishwasher and stainless steel electric Range oven incorporating a five-ring gas hob with glazed splashback and extractor canopy above. Space and plumbing for fridge/freezer and washing machine. Measurements include staircase rising to the ground floor with storage space below. Downlighters, tiled splashbacks,

radiator, two sealed unit double glazed windows to the side elevation, glazed door to the lounge and further door to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a wall mounted hand wash basin with chrome mixer tap and low level wc with push button flush, continuation of travertine tiled floor, chrome heated towel radiator, extractor fan, wall mounted gas fired boiler and double glazed window to the side elevation.

LOUNGE

16'11" x 11'4" (5.15 x 3.46)

A most comfortable room featuring an attractive brick feature fireplace with an inset cast iron wood burning stove set to a flagstone hearth, arched recess to one side, TV aerial point and sealed unit double glazed window to the front elevation.

FIRST FLOOR LANDING

Wide landing area with access to the loft space with ladder, radiator and double glazed window to the side elevation. Doors to:

BEDROOM ONE

16'9" x 9'6" (5.10 x 2.90)

Measurements include the en-suite shower room. A generous master bedroom with two sealed unit double glazed windows to the rear elevation, radiator and door to:

EN-SUITE SHOWER ROOM

Fitted with a white suite comprising a pedestal hand wash basin and low level wc with push button flush and walk-in shower cubicle with fitted rain shower and bi-folding screen, black tiled floor complemented by white tiled splashbacks, radiator, extractor fan, radiator and sealed unit double glazed window to the side elevation.

BEDROOM TWO

11'6" x 14'8" (3.50 x 4.46)

A further double bedroom with a pretty cast iron fireplace, radiator and double glazed window to the front elevation.

BEDROOM THREE

8'5" x 8'3" (2.57 x 2.52)

A well proportion third bedroom with a radiator and double glazed window to the front elevation.

BATHROOM

9'8" x 8'5" (2.94 x 2.57)

A tremendous family bathroom of excellent proportions whilst fitted with a modern white four-piece suite comprising a wooden panelled bath, low level wc with chrome push button

flush, pedestal hand wash basin with chrome mixer tap and a double shower cubicle with curved shower screen and dual valve rain shower, travertine tiled floor and splashbacks, chrome heated towel rail, extractor fan and sealed unit double glazed window to the side elevation.

OUTSIDE

FRONT

The property is set back from the road behind a block paved driveway providing off-road parking for one vehicle, enclosed by shrub borders with gated access to the side and rear of the property.

REAR GARDEN

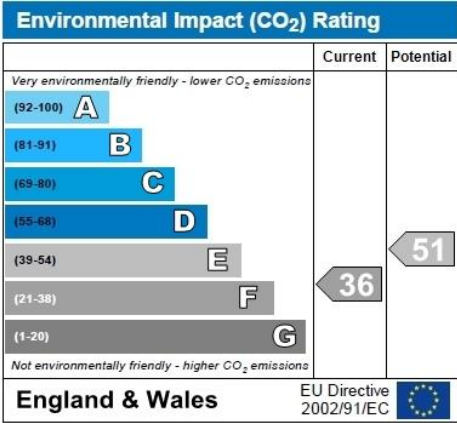
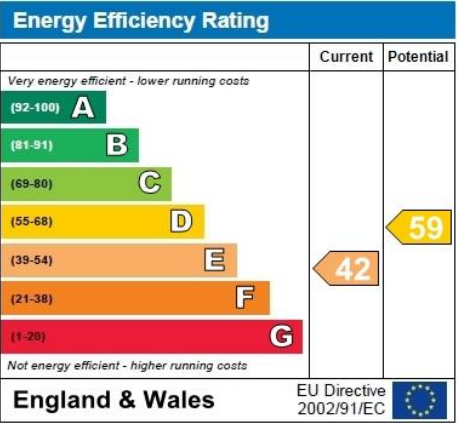
A particular highlight of the property is the excellent sized rear garden in excess of 150ft in length and enjoying a private semi-rural aspect. A substantial sunken lime stone paved terrace with a central limestone capped pathway flanked by deep well stocked herbaceous borders extends past a substantial wooden garden shed and log store and further deep well stocked borders. The garden beyond is laid predominantly to a well tended lawn flanked by mature trees and shrubs enhancing the private nature of the garden with picket style fencing and gate providing access at the rear to a vegetable garden and chicken enclosure. The remainder of the garden enclosed by wooden panelled fencing whilst enjoying a private aspect. Wide limestone paved pathway to the side of the property providing gated access to the front. Outside carriage light.

TENURE AND COUNCIL TAX

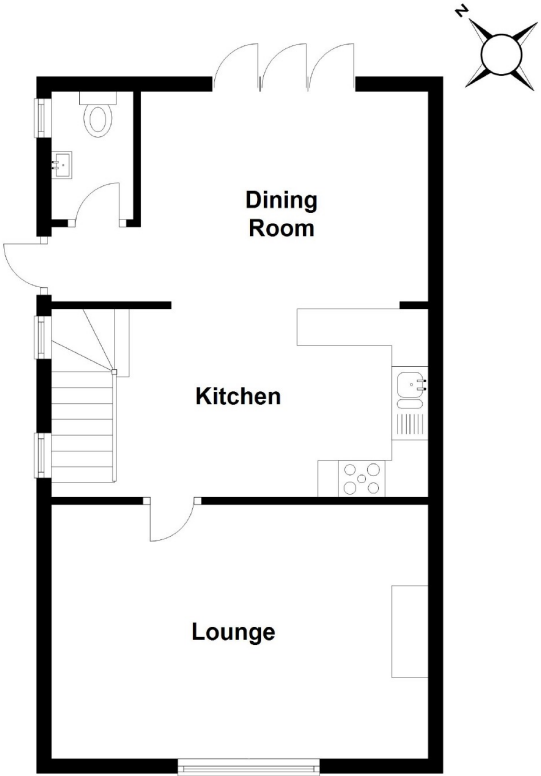
The Tenure of this property is FREEHOLD.

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

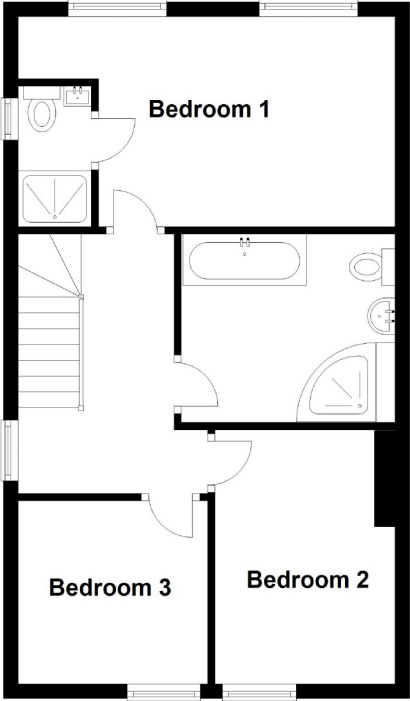




Ground Floor



First Floor







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