



Four Acres,
Stevenage, Herts SG1 3PJ



75 Four Acres, Old Town, Stevenage, SG1 3PJ

£369,995

An impressive four bedroom home, modernised throughout and finished to an excellent standard with quality fixtures and fittings

CHAIN FREE. A deceptively spacious four bedroom home conveniently situated within a popular cul-de-sac and within walking distance of the historic Old Town High Street. The property has been remodelled and modernised by the current owners and offers an impressive spacious arrangement of accommodation finished to an excellent standard with contemporary decor complementing the modern fitments.

The property features an imaginative use of concealed lighting complemented by split level ceilings with ornate cornicing. Further highlights include an open-plan spacious kitchen/dining room and an opulent refitted family bathroom finished with quality natural stone tiling with a vast jacuzzi corner bath.

In full, the accommodation comprises a reception hallway, downstairs cloakroom/wc, lounge, kitchen/dining room, first floor landing leading to four bedrooms and a family bathroom. There are well maintained gardens to both the front and rear of the property and ample residents parking. 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 Lloyds 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 with window opening to:

RECEPTION HALLWAY

3.02m x 1.93m (9'11" x 6'4")

Stylish black slate effect tiled flooring, staircase rising to the first floor with a feature glazed balustrade, LED downlighters, archway to both the kitchen and the lounge, double doors opening to coats storage cupboard and door to:

DOWNSTAIRS CLOAKROOM / WC

Refitted with a modern white two-piece suite comprising a low level wc with a concealed cistern set to white panels with a chrome push button flush with a white counter top, vanity

hand wash basin set to a tiled vanity shelf with continuation of tiled flooring, chrome heated towel rail, LED downlighters and double glazed window to the side elevation.

LOUNGE

4.24m x 3.02m (13'11" x 9'11")

Stylish wooden effect flooring, double glazed picture window to the front elevation. Feature corniced ceiling with LED downlighters, concealed wiring for wall mounted television and a feature cream granite fireplace with matching hearth and an inset living flame gas fire. Brick painted archway opening through to the kitchen/dining room.

KITCHEN / DINING ROOM

7.29m x 3.00m (23'11" x 9'10")

A particular feature of the property is the spacious open-plan kitchen/dining room with the kitchen area defined by a comprehensive range of beech effect base and eye level units and drawers complemented by black granite effect work surfaces with matching upstands with an inset one and half bowl stainless steel sink unit with mixer tap. Further glazed display cabinet and a peninsular breakfast bar part divide the kitchen from the dining area. A range of appliances include integrated dishwasher, washing machine and fridge/freezer with an impressive gas fired Rangemaster range oven incorporating a gas hob and extractor canopy above. Continuation of stylish black slate effect tiled floor, double glazed door and window opening to the rear garden. Dining area defined by continuation of stylish wooden flooring and ample space for dining table, LED downlighters and wide double glazed french doors opening onto the garden.

FIRST FLOOR LANDING

LED downlighters, access to loft space and doors to:

BEDROOM ONE

4.24m x 3.02m (13'11" x 9'11")

Stylish wooden effect flooring, LED downlighters, ornate cornicing, single panelled radiator and double glazed window to the front elevation.

BEDROOM TWO

3.02m x 3.02m (9'11" x 9'11")

A further generous double bedroom with wooden effect flooring and double glazed window to the rear elevation.

BEDROOM THREE

2.77m x 2.18m (9'1" x 7'2")

Fitted with a range of white base and eye level units complemented by square edged work surfaces with wooden effect flooring, LED lighting, radiator and double glazed window to the rear elevation.

BEDROOM FOUR

3.02m x 2.92m (9'11" x 9'7")

Currently being used as a study with built-in desk with cupboards above, wooden effect flooring, chrome radiator and double glazed window to the front elevation.

BATHROOM

3.12m x 1.63m (10'3" x 5'4")

A most impressive family bathroom fitted with an opulent white three-piece suite approached by an opaque glass sliding door featuring an oversized jacuzzi corner bath finished with natural stone mosaic curved panel and steps with discreet LED lighting, rectangular vanity hand wash basin set to matching mosaic natural stone counter top with vanity cupboards to either side and courtesy mirrors, chrome heated towel radiator, low level wc with a concealed cistern and chrome push button flush. Walls are finished in starburst granite tiling with matching tiled floor and contrasting starburst mosaic tiled walls, low level LED lighting with a feature textured ceiling with concealed mood lighting set behind deep ornate plaster cornicing. Double glazed window to the rear elevation.

OUTSIDE

FRONT

The property is set behind a pleasant lawned front garden with a pathway extending to the front door flanked by a slate shingled shrub border with covered passageway providing gated access to the rear garden.

REAR GARDEN

Hard landscaped rear garden for low maintenance, predominantly paved and enclosed by well stocked flower and shrub borders, attractive covered pergola with raised wooden decking to one corner brick built garden store and gated access to the front.

PARKING

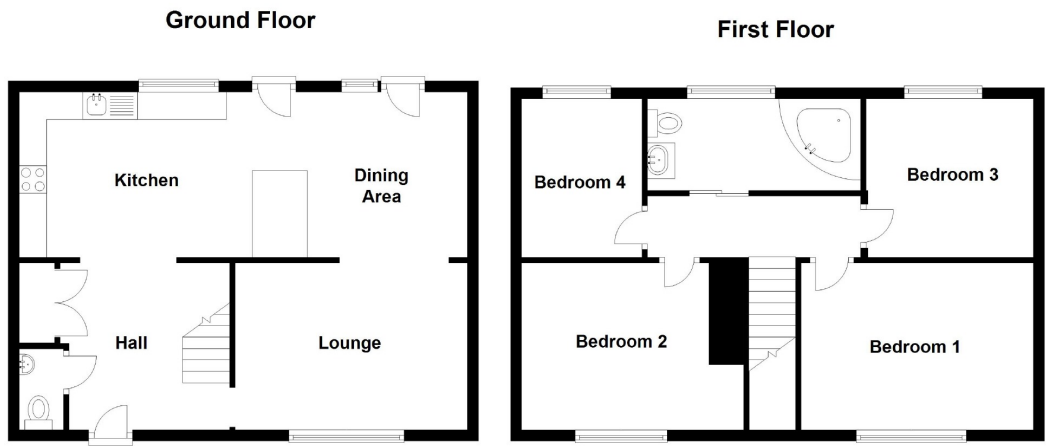
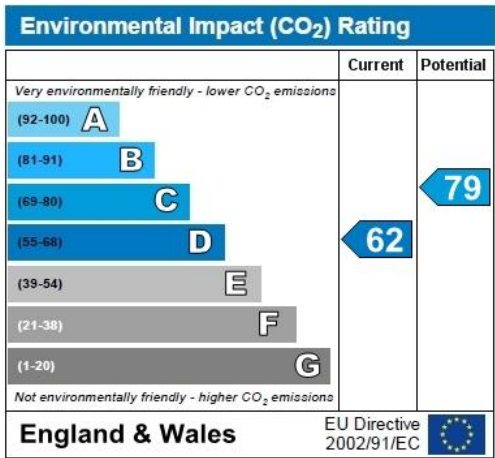
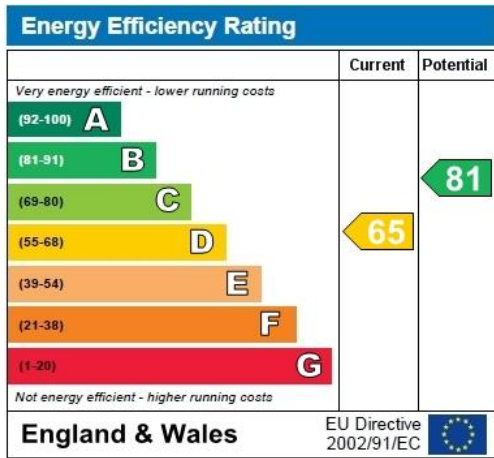
Ample residents parking to the cul-de-sac.

TENURE AND COUNCIL TAX

The Tenure of this property is FREEHOLD.

The Council Tax Band is "C" and the amount payable for the year 2017/18 is £1,418.97.







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