



Chalkdown,
Stevenage, Hertfordshire SG2 7BG



39 Chalkdown, Chells Manor, Stevenage, SG2 7BG

£489,950

Impeccably maintained four bedroom detached home with double width garage and driveway located within a highly regarded Chells Manor cul-de-sac.

A beautifully presented four bedroom detached family home occupying a private, landscaped corner plot whilst situated towards the end of this highly regarded Chells Manor cul-de-sac on the eastern outskirts of Stevenage.

This immaculate home benefits further from a DOUBLE WIDTH GARAGE AND DRIVEWAY with the addition of a fantastic conservatory/garden room offering a variety of potential uses.

The property features modern fixtures and fittings throughout whilst benefiting further from UPVC double glazing and gas fired central heating.

The accommodation comprises an entrance porch, reception hallway, downstairs cloakroom/wc, a most comfortable spacious lounge, separate dining room, modern fitted open-plan kitchen/breakfast room, first floor landing leading to four bedrooms with the master bedroom featuring a range of built-in wardrobes and a modern en-suite shower room with a modern family bathroom.

Viewing is highly recommended to fully appreciate the excellent condition of this home.

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 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:

ENTRANCE PORCH

With slate effect tiled flooring, double glazed window to the side elevation and UPVC double glazed door opening to:

RECEPTION HALLWAY

A welcoming reception hallway finished with stylish oak effect flooring and staircase rising to the first floor with storage cupboard below, access to additional loft space, radiator and double glazed window the side elevation. Archway to the dining room with further doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a modern white two-piece suite comprising a low level wc with chrome push

button flush and a corner hand wash basin with chrome mixer tap and vanity cupboard below, mosaic tiled splashback completed by tiled flooring, radiator and double glazed window to the side elevation.

LOUNGE

19'11" x 11'11" (6.06 x 3.64)

A most comfortable room of excellent proportions finished with stylish oak flooring with wide double glazed patio doors opening onto the landscaped rear garden, modern contemporary style wall mounted electric flame effect fire, TV and phone points, two radiator and double glazed window to the front elevation.

DINING ROOM

9'8" x 9'0" (2.94 x 2.75)

Continuation of stylish oak effect flooring, ample space for dining table, telephone point, radiator and double glazed window to the front elevation.

KITCHEN / BREAKFAST ROOM

15'3" x 9'9" (4.64 x 2.98)

A generous open-plan kitchen/breakfast room fitted with a comprehensive range of solid beech base and eye level units and drawers finished with grey stone effect rolled edge work surfaces with an inset one and half bowl stainless steel sink unit with a chrome mixer tap. A range of integrated appliances include a Neff stainless steel and glazed double oven with a separate Neff stainless steel four-ring gas hob with a Neff stainless steel extractor canopy above. Integrated washing machine, dishwasher and fridge/freezer. Terracotta style ceramic tiled flooring complemented by grey natural stone tiled splashbacks, ample space for breakfast table, further cupboard housing wall mounted gas fired boiler (installed in 2014), kickspace heater, alarm control panel and double glazed window and door opening to the rear garden.

FIRST FLOOR LANDING

Access to part-boarded loft space with light and retractable loft ladder, airing cupboard housing hot water tank and laundry shelves. Doors to:

BEDROOM ONE

12'7" x 11'11" (3.84 x 3.64)

Measurements part include a comprehensive range of built-in wardrobes incorporating a chest of drawers with shelving to one side, remote ceiling light and fan, radiator and two double glazed windows to the front elevation. Door to:

EN-SUITE SHOWER ROOM

7'0" x 4'9" (2.13 x 1.46)

Fitted with a modern white three-piece suite comprising a low level with a concealed cistern

set to white high gloss panels with a chrome push button flush and a square edged marble effect vanity shelf above, vanity hand wash basin to one side with chrome mixer tap with white high gloss vanity cupboards below. An oversized walk-in corner shower cubicle with a dual valve rain power shower, stylish natural stone effect tiled walls with contrasting natural stone mosaic and glazed border tile complemented by natural stone effect tiled flooring. Chrome heated towel radiator, extractor fan, shaver point and double glazed window to the side elevation.

BEDROOM TWO

12'2" x 9'9" (3.70 x 2.97)

A further double bedroom with wooden laminate flooring, radiator. Measurements excluding a deep walk-in built-in wardrobe and double glazed window to the front elevation.

BEDROOM THREE

9'11" x 7'6" (3.03 x 2.28)

Wooden laminate flooring, radiator and double glazed window to the rear elevation.

BEDROOM FOUR

8'1" x 7'1" (2.46 x 2.15)

Currently used as a study with wooden laminate flooring, radiator and double glazed window to the rear elevation.

BATHROOM

7'0" x 6'5" (2.13 x 1.96)

Fitted with a modern white three-piece suite comprising a low level wc with chrome push button flush, vanity hand wash basin with chrome mixer tap and a white high gloss vanity cupboard below, panelled bath with wall mounted chrome taps with a central bath mounted filler with separate chrome power shower over the bath with bi-folding shower screen. White tiled walls with contrasting glazed border tile complemented by natural stone effect tiled flooring. Shaver point, extractor fan, chrome towel radiator and double glazed window to the rear elevation.

OUTSIDE

FRONT

The property enjoys a corner position set back from the cul-de-sac behind deep slate shingled borders interspersed with mature shrubs and trees with a paved pathway leading to the front door with carriage light with a second path providing wide gated access to the rear garden.

DOUBLE WIDTH GARAGE

17'2" x 16'10" (5.23 x 5.13)

Twin electric remote roller doors, power and light, boarded loft space, personal door and window to the rear garden with further door to the conservatory/garden room.

DRIVEWAY

Double width tarmac driveway providing off-road parking for two vehicles.

CONSERVATORY / GARDEN ROOM

17'1" x 8'9" (5.20 x 2.67)

Of brick built UPVC double glazed construction attached to the side of the garage with double glazed windows to the front and side elevations and wide double glazed french doors opening onto the garden. Currently used as a garden/entertainment space but offers a variety of potential uses.

REAR GARDEN

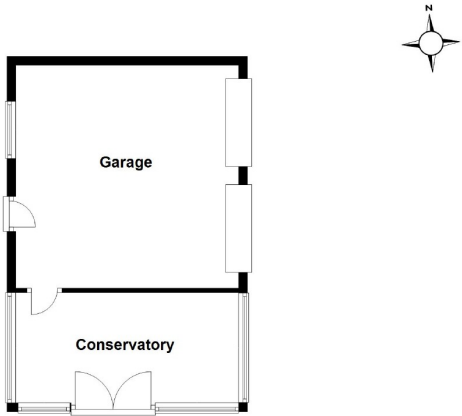
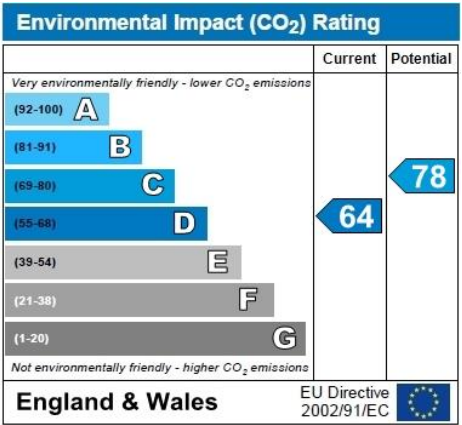
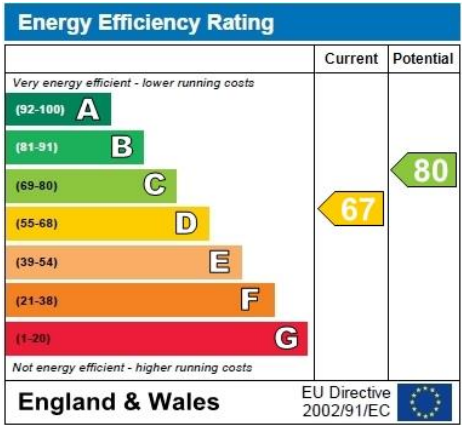
A particular highlight of the property is the generous landscaped rear garden which extends to three sides of the property with attractive block paved curved terracing flanked by grey pavers with deep well stocked flower and shrub borders beyond, matching steps to the conservatory/garden room and pathway extending to a sizeable wooden shed with power and light. The garden extends via a wooden arch to a lawned area to the side of the property flanked by deep well stocked curved borders whilst enclosed by wooden panelled trellis topped fencing. Outside light and tap. Wide gated access to the front of the property.

TENURE AND COUNCIL TAX

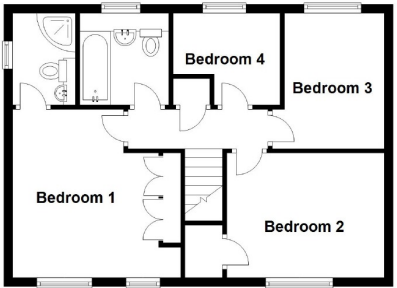
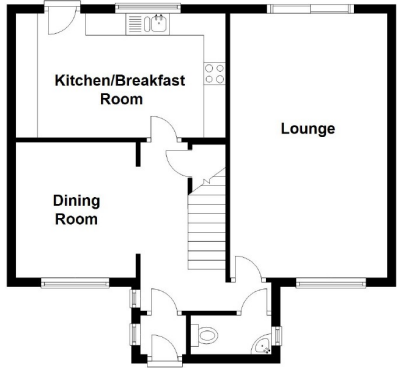
The Tenure of this property is FREEHOLD.

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





Ground Floor



First Floor





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