



PUTTERILLS

est. 1992

39 Neptune Gate, Stevenage, SG2 7SH

**£329,995**

# Immaculate two bedroom linked detached home with newly fitted kitchen whilst benefiting further from a garage, driveway and generous landscaped garden.

A rare chance to buy an immaculate two double bedroom linked detached modern house enjoying a fantastic location, tucked away towards the end of this highly regarded cul de sac on the eastern outskirts of the Town.

Impeccably maintained throughout with the advantages of a most generous landscaped rear garden, attached garage and driveway with off road parking for at least three vehicles. IDEAL FOR DOWNSIZERS WISHING TO MOVE TO A SMALLER PROPERTY WHILST RETAINING DETACHED STATUS.

Most recent improvements include a brand new Howdens kitchen (installed in October) and a new gas fired boiler alongside new fascia and guttering (installed 2017), past improvements include a new front door, gas fire in the lounge and hot water cylinder.

In full the accommodation comprises a reception hallway, downstairs cloakroom/wc, lounge/dining room, first floor landing, two double bedrooms and a family bathroom.

Practical benefits include UPVC double glazing and gas central heating.

Viewing highly 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 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 leaded light double glazed front door opening to:

### RECEPTION HALLWAY

Staircase rising to the first floor with storage cupboard below, coat hanging space, radiator and doors to:

### DOWNSTAIRS CLOAKROOM / WC

Fitted with a modern white two-piece suite comprising a low level wc and a wall mounted hand wash basin with chrome mixer tap, tiled splashback, radiator and double glazed window to the front elevation.

### KITCHEN

3.03 x 1.73 (9'11" x 5'8")

Newly fitted with a comprehensive range of Howdens cream base and eye level units and drawers finished with natural stone effect square edged work surfaces with an inset white acrylic sink unit with chrome mixer tap. Integrated Bosch stainless steel and glazed oven with a stainless steel gas hob and concealed extractor canopy over. Freestanding washing machine and under counter fridge and separate freezer included in the sale. Further cupboard housing gas fired boiler (installed 2017) white tiled surrounds with wooden effect flooring, radiator and double glazed window to the front elevation.

### LOUNGE/DINING ROOM

4.74 x 3.74 (15'7" x 12'3")

A most comfortable room with double glazed french doors with side windows opening onto the landscaped rear garden. Feature mahogany fireplace with an inset living flame gas fire with marble hearth and surround. TV and phone points, two radiators and digital thermostat.

### FIRST FLOOR LANDING

Access to the part boarded loft with light and ladder, radiator and double glazed window to the side elevation. Doors to:

### BEDROOM ONE

3.74 x 3.04 (12'3" x 10'0")

Measurements include a range of freestanding wardrobes. Radiator and double glazed window to rear elevation.

### BEDROOM TWO

2.79 x 2.68 (9'2" x 8'10")

A further double room with measurements excluding a walk-in wardrobe with shelf and hanging rails and an airing cupboard with replacement hot water cylinder and laundry shelf.

### BATHROOM

1.89 x 1.65 (6'2" x 5'5")

Modern white three piece suite with a panelled bath with mixer tap and shower attachment, pedestal hand wash basin with chrome mixer tap and low level wc. White tiled walls to half height with contrasting border tile, extractor fan, shaver point, radiator and double glazed window to the side elevation.

### OUTSIDE

### PARKING

Block paved front garden extending to a driveway in front of the garage providing off road parking for at least three vehicles. Gated access to the side and rear garden.

### GARAGE

5.26 x 2.61 (17'3" x 8'7")

Single garage with power and light, eaves storage space and door to the rear garden.

### REAR GARDEN

A fine feature of the property being of excellent size for a property of this type, low maintenance with a wide paved patio extending to the side pathway with stone shingled garden beyond with deep stocked borders enclosed by wooden panelled fencing and laurel hedging. Retractable sun awning above the french doors.

### TENURE AND COUNCIL TAX

The Tenure of this property is FREEHOLD.

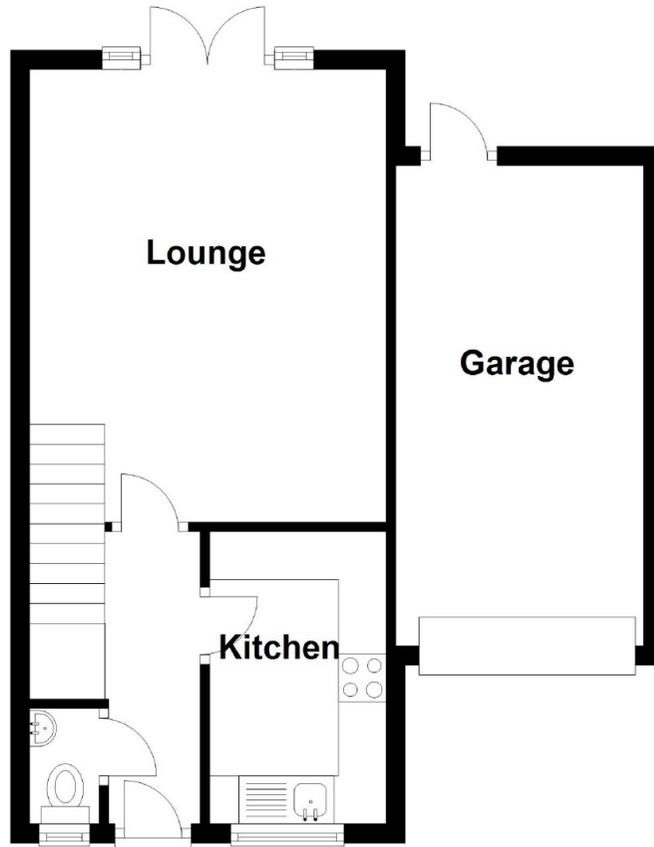
The Council Tax Band is "C" and the amount payable for the year 2017/18 is £1,418.97.



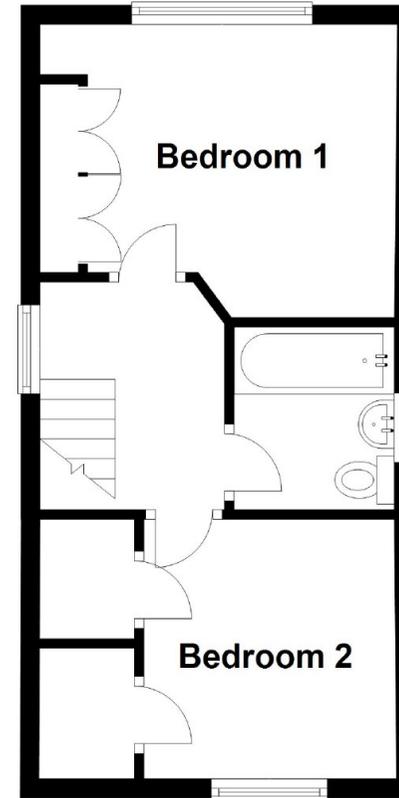




## Ground Floor



## First Floor



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