



PUTTERILLS

— est. 1992 —

1 Minerva Close, Stevenage, SG2 7RA

£489,995

IMPOSING FOUR BEDROOM DETACHED FAMILY HOME OCCUPYING A COMMANDING CORNER PLOT AT THE ENTRANCE TO THIS HIGHLY REGARDED CUL-DE-SAC.

A rare opportunity to purchase a most attractive spacious four bedroom detached family home occupying a deceptively spacious corner plot at the entrance to this highly regarded cul-de-sac on the eastern outskirts of Stevenage. The property has been well maintained throughout and enjoys the benefit of a most attractive private walled rear garden with further practical benefits including double glazing and gas fired central heating with an integral single garage with the possibility of converting to additional accommodation if so required (subject to the relevant consent being obtained). In addition there is a double width tarmac driveway to the front of the property providing off-road parking for two vehicles. The accommodation comprises a reception hallway, downstairs cloakroom/wc, modern fitted John Lewis kitchen, spacious lounge, separate dining room, first floor landing leading to four bedrooms all of which benefit from built-in wardrobes with the master bedroom featuring a spacious en-suite shower room and a separate family bathroom. 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 double glazed front door with double glazed side window opening to:

RECEPTION HALLWAY

Staircase rising to the first floor, alarm control panel, telephone point, central heating thermostat, double panelled radiator and doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc and a wall mounted hand wash basin, extractor fan and radiator.

LOUNGE 4.57 x 4.25 (15'0" x 13'11")

Situated to the rear of the property with measurements taken into a wide square bay window with sliding double glazed patio doors opening onto the part-walled garden with two double glazed windows to the side elevations, TV aerial point with Virginmedia and Freeview available. Glazed double doors opening to:

DINING ROOM 3.26 x 2.54 (10'8" x 8'4")

Radiator and double glazed window to the rear elevation.

KITCHEN 5.07 x 2.52 (16'8" x 8'3")

Refitted by "John Lewis" with a comprehensive range of beech base and eye level units and drawers finished with attractive mottled Labrador square edged granite work surfaces with matching upstands with an inset one and half bowl stainless steel Franke sink unit a counter mounted chrome mixer tap. A range of integrated appliances including Neff stainless steel and glazed double oven with a separate "John Lewis" electric ceramic touch sensitive hob with a glazed cooker splashback and

concealed extractor canopy above. Space and plumbing for dishwasher, fridge/freezer and washing machine. Kickspace heater, twin corner carousel unit and retractable double recycling cupboard with further tall utility cupboard to one end. Double glazed door to the side and rear garden with double glazed windows to both the front and side elevations.

FIRST FLOOR LANDING

Part-boarded loft space, airing cupboard housing the hot water tank and laundry shelves with hanging rails. Doors to:

BEDROOM ONE 4.32 x 3.61 (14'2" x 11'10")

Measurements taken into doorway recess and include a substantial range of built-in wardrobes with bi-folding mirrored doors, two radiators, two double glazed windows to the front elevation with door to:

EN-SUITE SHOWER ROOM 3.09 x 2.03 (10'2" x 6'8")

A spacious en-suite shower room fitted with a white three-piece suite comprising a vanity

hand wash basin with white tiled splashbacks, counter top and vanity cupboard below, low level wc and a corner shower cubicle with fitted shower, radiator and double glazed window to the front elevation.

BEDROOM TWO 4.12 x 2.55 (13'6" x 8'4")

A further generous double bedroom with measurements including a range of built-in wardrobes with mirrored bi-folding doors, radiator and double glazed window to the rear elevation.

BEDROOM THREE 3.09 x 2.03 (10'2" x 6'8")

Measurements exclude a double wardrobe with mirrored doors, radiator and double glazed window to the rear elevation.

BEDROOM FOUR 3.08 x 2.26 (10'1" x 7'5")

Measurements include a built-in wardrobe with bi-folding mirrored doors, radiator and double glazed window to the rear elevation.

BATHROOM 2.44 x 1.69 (8'0" x 5'7")

Fitted with a white three-piece suite comprising a panelled bath with antique style mixer tap and shower attachment, low level wc, pedestal hand wash basin and white tiled splashbacks, radiator and double glazed window to the side elevation.

OUTSIDE

FRONT

The property enjoys a generous corner plot with an attractive garden extending the full length of the plot with mature shrubbery and pleasant lawn to the front flanked by tree and shrub borders. Gated access to the side and rear garden.

DRIVEWAY

Tarmac double width driveway providing off-road parking for at least two vehicles.

GARAGE

Integral single garage with up and over door, power and light.

REAR GARDEN

A particular highlight of the property is the generous private rear garden, the majority of which is walled with attractive brick boundary walls with shingle seating area to one corner and a level lawn. Gated access to the front.

TENURE AND COUNCIL TAX

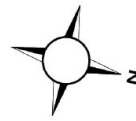
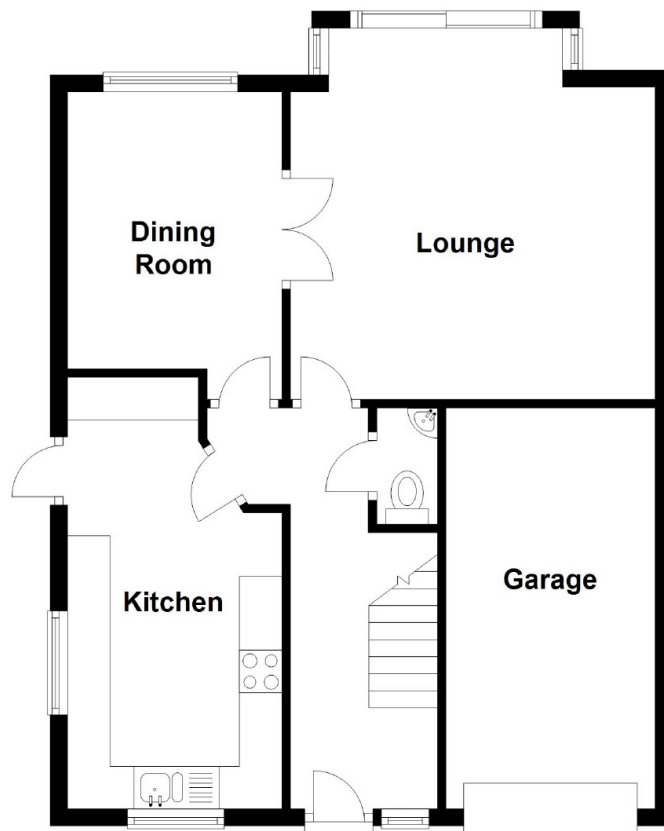
The Tenure of this property is FREEHOLD.
The Council Tax Band is "E" and the amount payable for the year 2017/18 is £1,951.10.



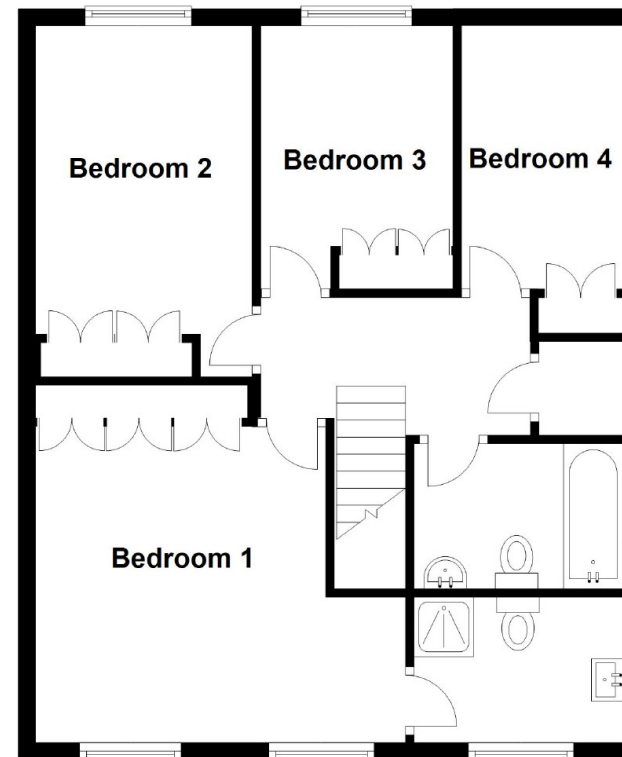




Ground Floor



First Floor



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EST. 1992

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