



PUTTERILLS

est. 1992

26 Southsea Road, Stevenage, SG1 2PJ

£389,995

Three bedroom end of terrace home with well proportioned rooms, off-road parking and a sizeable private rear garden.

A well presented, deceptively spacious, three bedroom home, enjoying the benefits of a private generous landscaped rear garden with a converted garage, block paved and shingled driveway providing off-road parking for two vehicles.

Enjoying a convenient location situated on the edge of the Old Town, the property offers a well presented arrangement of accommodation comprising a wide welcoming reception hallway, downstairs cloakroom/wc, lounge with feature fireplace, fitted kitchen/breakfast room, separate dining room, first floor landing leading to three double bedrooms of excellent proportions and a most generous family bathroom with roll top bath and separate shower cubicle.

Further practical benefits include gas fired central heating and UPVC double glazing.

The property is offered CHAIN FREE and viewing is highly recommended.

LOCATION

Stevenage comprises both the New and Old Towns and is close to the AIM. 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

Sealed unit double glazed hardwood front door with side windows opening to:

RECEPTION HALLWAY

3.45 x 2.20 (11'4" x 7'3")

A wide welcoming reception hallway finished with stylish oak flooring with an attractive traditional style staircase rising to the first floor with a useful recess below, coats cupboard, radiator, stripped and panelled internal doors opening to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc and a wall mounted hand wash basin, tiled splashbacks, wooden flooring, decorative wooden panelling with space and plumbing for washing machine and tumble dryer. Double glazed window to the side elevation.

LOUNGE

6.66 x 3.16 (21'10" x 10'4")

A most comfortable room of excellent proportions featuring stylish oak flooring and a most attractive wooden fire surround with coal effect electric fire, detailed cast iron grate and black tiled hearth. TV and telephone points, two radiators, wall light points and double glazed sliding patio doors opening onto the rear garden. Archway to:

KITCHEN

4.76 x 2.40 (15'7" x 7'10")

Fitted with a comprehensive range of oak base and eye level units and drawers finished with granite effect square edged work surfaces extending to a peninsular breakfast bar with an inset one and half bowl stainless steel sink unit with chrome mixer tap. Space for electric cooker with concealed extractor canopy above, plumbing for dishwasher and fridge/freezer. Tiled splashbacks, tiled effect flooring, radiator, double glazed door and side windows opening to the rear garden. Door to:

DINING ROOM

5.19 x 2.40 (17'0" x 7'10")

Of excellent proportions converted from the original garage with a picture rail, radiator and double glazed window to the front elevation.

FIRST FLOOR LANDING

Access to part-boarded loft space with retractable loft ladder, radiator, airing cupboard with wall mounted gas fired combination boiler and laundry shelves. Doors to:

BEDROOM ONE

4.67 x 2.87 (15'4" x 9'5")

Measurements include built-in wardrobes, radiator and double glazed window to the rear elevation.

BEDROOM TWO

4.67 x 2.72 (15'4" x 8'11")

A further generous double bedroom with a radiator and double glazed window to the rear elevation.

BEDROOM THREE

4.39 x 2.41 (14'5" x 7'11")

A further double bedroom with a radiator and double glazed window to the front elevation.

BATHROOM

3.40 x 2.15 (11'2" x 7'1")

A vast family bathroom featuring a modern white four-piece suite comprising a low level wc with push button flush, feature roll top bath with chrome claw feet and central deck mounted antique style mixer tap with shower attachment, circular vanity hand wash basin with chrome mixer tap and a separate walk-in corner shower cubicle with fitted Aqualisa shower with external "stop/start" functionality. Downlighters, natural stone tiled flooring extending to natural stone tiled splashbacks, chrome heated towel rail, extractor fan and a double glazed window to the front elevation.

OUTSIDE

FRONT

The property is set back from the road behind a block paved and shingled driveway providing off road parking for two vehicles with an outside light.

REAR GARDEN

A further feature of the property is the generous landscaped rear garden enjoying a private sunny aspect, a combination of terracing and shingled borders together with mature shrub planting, decorative garden pond, covered wooden arch and seating arbour whilst enclosed by wooden panelled fencing with a useful garden store situated to the side of the property with a garden shed to the rear. Gated access beyond.

PARKING

Off-road parking for two vehicles to the front of the property. It is worthy of note that there is ample residents parking situated to the rear with gated access from the garden.

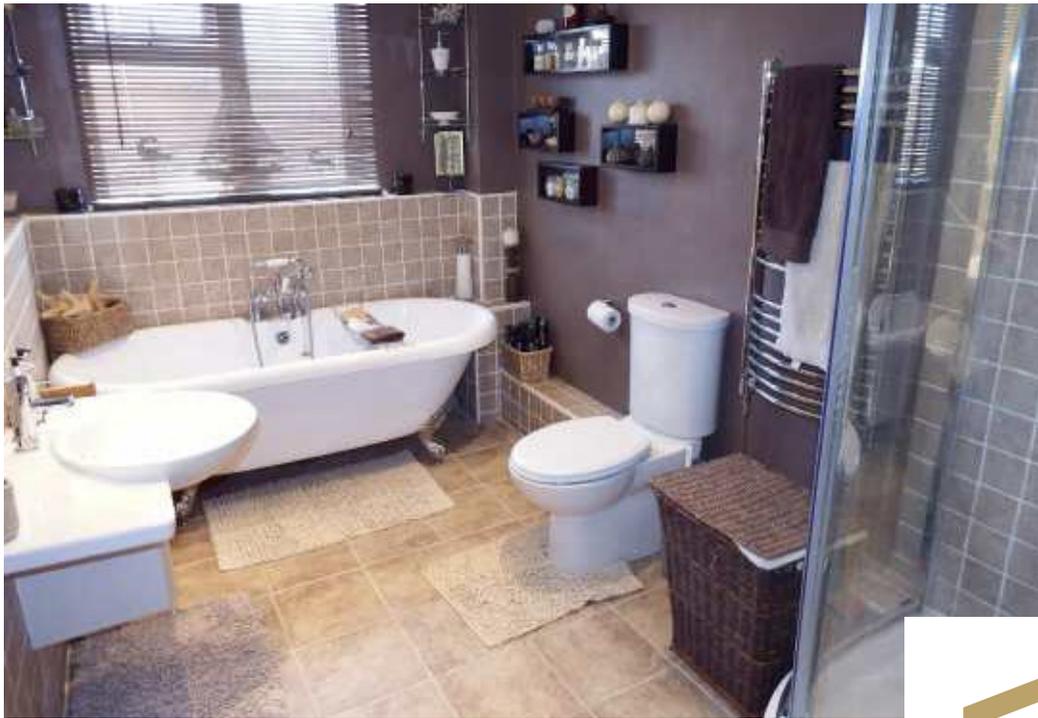
TENURE AND COUNCIL TAX

The Tenure of this property is FREEHOLD.

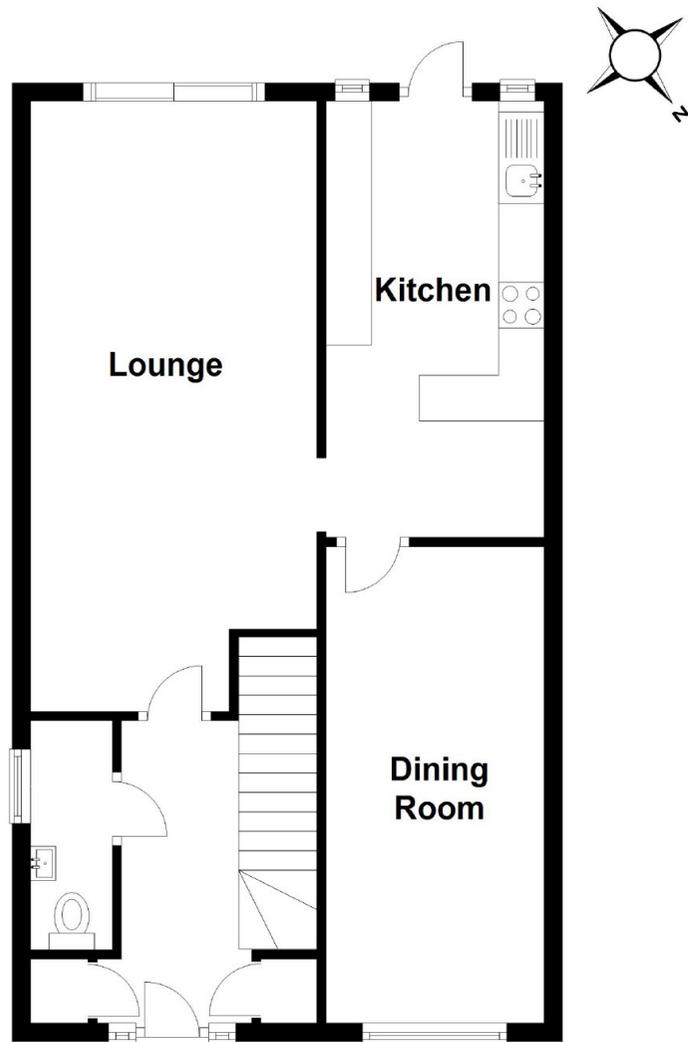
The Council Tax Band is "D" and the amount payable for the year 2017/18 is £1,596.35.



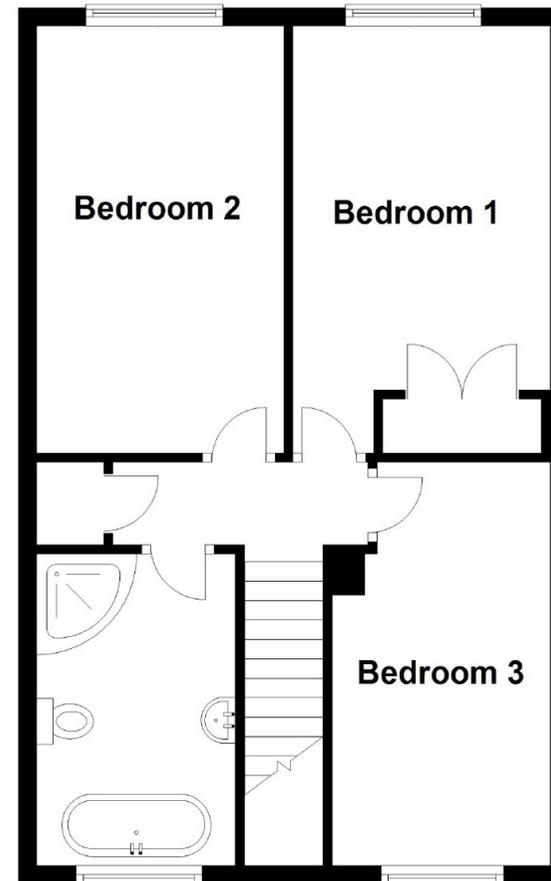




Ground Floor



First Floor



PUTTERILLS

est. 1992

putterills.co.uk | 01438 316846 | oldtown@putterills.co.uk

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.