



Newbury Close,  
Stevenage, Hertfordshire SG1 4TE





# 7 Newbury Close, Chancellors Park, Old Town, Stevenage, SG1 4TE

## £639,995

Imposing four bedroom detached family home located in a highly sought-after corner cul-de-sac position within Chancellors Park.

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Tucked away in the corner of this highly regarded Chancellors Park cul-de-sac, conveniently situated within walking distance of the historic Old Town High Street and Lister Hospital, a fantastic opportunity to purchase a substantial, much improved, four bedroom detached family home benefiting further from a detached double width garage, block paved driveway and a pleasant private rear garden.

The current owners have fully modernised the property, updating all the sanitaryware and refitting the kitchen/breakfast room with further practical benefits including UPVC double glazing and gas fired central heating.

The property offers a particularly spacious arrangement of accommodation which includes a wide welcoming reception hallway with an attractive turning staircase rising to the first floor galleried landing, a refitted spacious downstairs cloakroom/wc, a most comfortable lounge including both a dual aspect and feature fireplace, generous separate dining room and a modern fitted kitchen/breakfast room including integrated appliances with the practical advantage of a good sized separate utility room. It is worthy of note that there are oak internal doors to the ground floor with twin double doors opening to both the lounge and the dining room creating a light open-plan feel to the ground floor. The bright and airy first floor galleried landing leads to four bedrooms of excellent proportions, all of which benefit from built-in wardrobes with a refitted four-piece en-suite shower room to the master bedroom and a well appointed refitted family bathroom.

### 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

Hardwood front door with sealed unit double glazed side panel opening to:

#### RECEPTION HALLWAY

15'1" x 9'6" (4.60 x 2.89)

A most impressive, wide and welcoming reception hallway featuring an attractive turning staircase rising to the galleried landing above, finished with light oak wooden flooring,

radiator with bespoke cover, central heating thermostat, useful understairs storage cupboard, oak panelled internal doors including twin double doors opening to both the lounge and dining room.

#### DOWNSTAIRS CLOAKROOM / WC

6'3" x 5'4" (1.91 x 1.63)

Refitted with a modern white suite comprising a low level wc with chrome dual push button flush, oval ceramic hand wash basin with chrome mixer tap set to black granite effect vanity shelf with white vanity cupboards. Radiator, white tiled splashbacks, contrasting tiled floor and double glazed window to the front elevation.

#### LOUNGE

21'9" x 11'10" (6.62 x 3.60)

A most comfortable room benefiting from a dual aspect provided by wide double glazed sliding patio doors opening onto the rear garden with a further double glazed window to the front elevation. Wall lights, TV and phone points, continuation of light oak wooden flooring and a feature wooden fireplace with an inset living flame gas fire with marble tiled hearth and surround. Oak double doors opening back to the reception hallway.

#### DINING ROOM

11'9" x 10'0" (3.59 x 3.05)

Of excellent proportions with ample space for a family dining table, radiator, double glazed window to the rear elevation and oak panelled doors opening back to the reception hallway.

#### KITCHEN

12'1" x 11'10" (3.69 x 3.60)

Refitted with a comprehensive range of modern oak base and eye level units and drawers finished with black gloss granite effect rolled edge work surfaces with an inset corner stainless steel one and a half bowl sink unit with chrome mixer tap. A range of integrated appliances include a dishwasher, fridge/freezer and a stainless steel double oven with a separate electric Halogen five-ring hob with striking stainless steel tiled splashback with a stainless steel and glazed extractor canopy above, further tall utility style cupboards, further high level cupboard housing wall mounted gas fired boiler, light oak wooden flooring, space for breakfast table, double panelled radiator, LED downlighters, TV aerial point, two double glazed windows to the rear elevation and double glazed door to the side.

#### UTILITY ROOM

9'5" x 7'0" (2.87 x 2.14)

Continuation of oak wooden flooring and fitted with a range of oak effect base and eye level units finished with black gloss granite effect rolled edge work surfaces with an inset stainless steel sink unit with chrome mixer tap, single panelled radiator, space and plumbing for a washing machine, tumble dryer and fridge/freezer. Radiator and double glazed window to the

front elevation.

**FIRST FLOOR GALLERIED LANDING**

14'2" x 9'9" (4.31 x 2.97)

A light and airy spacious first floor galleried landing with a double glazed window to the front elevation, access to part-boarded loft space with light and airing cupboard housing hot water cylinder and laundry shelves. Doors to:

**BEDROOM ONE**

11'9" x 11'5" (3.58 x 3.47)

Of excellent proportions with measurements including built-in triple wardrobe with sleek white gloss doors with downlighters above, white oak effect flooring, radiator and double glazed window to the rear elevation. Door to:

**EN-SUITE SHOWER ROOM**

9'8" x 5'1" (2.94 x 1.56)

Refitted with a modern white four-piece suite comprising a double width walk-in shower cubicle with a Triton power shower, vanity hand wash basin with chrome mixer tap set to black granite effect vanity shelf, wooden grain effect vanity cupboard below, bidet to one side and a low level wc with concealed cistern with dual push button flush with vanity shelf above. Marl effect tiled walls, motion sensor illuminated vanity mirror (possibly available by separate negotiation), LED downlighters, single panelled radiator and double glazed windows to both the front and side elevations.

**BEDROOM TWO**

12'7" x 11'10" (3.84 x 3.60)

A further generous double bedroom with measurements including a built-in double wardrobe with sleek white doors, single panelled radiator and double glazed window to the rear elevation.

**BEDROOM THREE**

9'6" x 8'11" (2.90 x 2.72)

A further double room with measurements excluding a comprehensive range of built-in wardrobes across the width of the room with black gloss oak trimmed sliding doors, radiator and double glazed window to the front elevation.

**BEDROOM FOUR**

11'6" x 8'8" (3.50 x 2.64)

Of excellent proportions for a fourth bedroom, currently used as a study with a comprehensive range of built-in furniture including computer desks, chest of drawers, double cabinets and further eye level units whilst measurements exclude a built-in double wardrobe, radiator and double glazed window to the rear elevation.

**BATHROOM**

9'8" x 7'1" (2.94 x 2.15)

Refitted with a modern white three-piece suite comprising a panelled bath with chrome mixer tap, pedestal hand wash basin with chrome mixer tap and a low level wc with push button flush. Stone effect fully tiled walls, slate tiled effect flooring, LED downlighters, single panelled radiator, LED illuminated vanity mirror/bathroom cabinet (possibly available by separate negotiation) and double glazed window to the front elevation.

**OUTSIDE**

**FRONT**

The property enjoys a pleasant position tucked away in the corner of this highly regarded Chancellors Park cul-de-sac.

**DRIVEWAY**

Substantial block paved driveway providing ample off-road parking with attractive shrub and shingled borders providing access to the front door and gated access to the rear garden.

**DOUBLE GARAGE**

Double width detached garage with twin up and over doors, power and light and eaves storage space. Additional shingled area situated to the side of the garage providing an additional parking space if so required. Further enclosed shingled area to the opposite side of the garage with wooden garden shed, outside tap and personal door providing direct access to the double garage.

**REAR GARDEN**

A generous rear garden enjoying a private aspect, laid predominantly to lawn with deep well stocked shrub borders enclosed by a combination of brick boundary walls and wooden panelled fencing with gated access to the front of the property, outside tap, power sockets and light.

**TENURE AND COUNCIL TAX**

The Tenure of this property is FREEHOLD.

The Council Tax Band is "G" and the amount payable for the year 2017/18 is £2,660.58.



Kitchen



Living Room



Dining Room



Bedroom 1







Kitchen





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