



PUTTERILLS

— est. 1992 —

2 Trent Close, Stevenage, SG1 3RS

**£479,995**

## TWO/THREE BEDROOM DETACHED BUNGALOW WITH AMPLE PARKING WHILST OCCUPYING A GENEROUS PART-WALLED CORNER PLOT.

A rare opportunity to purchase a spacious two/three bedroom detached bungalow occupying a commanding corner position within this highly sought-after cul-de-sac conveniently situated on the outskirts of the Old Town. The property benefits from generous part-walled gardens that extend to three sides of the bungalow with a wide block paved driveway providing ample off-road parking whilst leading to a double length tandem garage. The property benefits further from double glazing and gas fired central heating whilst the current owners have converted the third bedroom into a spacious four-piece en-suite bathroom serving the master bedroom. It is worth noting that the property could be easily converted back into the original three bedroom layout if required. Currently the accommodation comprises a generous dining room opening through to a modern fitted kitchen, a most comfortable lounge with feature fireplace, two double bedrooms and a four-piece en-suite bathroom with both a bath and separate shower cubicle with a further separate shower room. 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

Double glazed front door opening to:

#### DINING ROOM 3.93 x 3.08 (12'11" x 10'1")

Of excellent proportions finished with light oak flooring, two radiators, central heating thermostat and double glazed window to the front elevation. Doorway to the inner hall, part-glazed door to the lounge and a wide opening linking the dining room to the kitchen.

#### KITCHEN 2.74 x 2.65 (9'0" x 8'8")

Fitted with a range of light oak effect base and eye level units and drawers finished with contrasting stone effect work surfaces with an inset one and half bowl stainless steel sink unit with mixer tap. Integrated appliances include a stainless steel double oven with a separate electric ceramic hob with a concealed extractor canopy above, space and plumbing for a washing machine and a dishwasher, wall mounted gas fired boiler, continuation of light oak flooring, tiled walls with a double glazed window to the front elevation and double glazed door to the side elevation.

#### LOUNGE 5.54 x 3.31 (18'2" x 10'10")

A most comfortable room featuring a stylish inset real flame remote control gas fire, two radiators, TV and phone points and double glazed sliding patio doors opening to the rear garden.

#### INNER HALLWAY

Access to the loft space, the majority of which is boarded with light and loft ladder. Radiator and doors to:

#### BEDROOM ONE 4.15 x 3.06 (13'7" x 10'0")

Measurements exclude both the airing cupboard with insulated hot water tank and laundry shelves and a deep double wardrobe with fitted shelf and hanging rail Radiator, double glazed patio doors opening onto the rear garden, further door to the reception hallway and door to:

#### EN-SUITE BATHROOM 4.15 x 3.06 (13'7" x 10'0")

The en-suite bathroom has been created by the conversion of the original third bedroom and fitted with a modern white four-piece suite comprising a pedestal hand wash basin, a low level wc and a panelled bath with antique style chrome mixer tap and shower attachment. Separate walk-in shower cubicle with fitted Triton shower. Tiled floor, white tiled walls with contrasting border tile, chrome heated towel rail and double glazed window to the rear elevation.

#### BEDROOM TWO 3.55 x 3.41 (11'8" x 11'2")

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

elevation.

### **SHOWER ROOM 2.40 x 1.65 (7'10" x 5'5")**

The original bathroom has been converted into a shower room and fitted with a modern suite comprising a stone effect vanity hand wash basin extending to a matching vanity shelf with white vanity cupboards below and a low level wc with a concealed cistern with push button flush, corner shower cubicle with fitted shower, fully tiled walls, contrasting tiled flooring with under floor heating. Radiator, two double glazed windows to the side elevation.

## **OUTSIDE**

### **FRONT**

The property occupies a generous corner plot with an established front garden laid predominantly to lawn with a wide block paved driveway providing ample off-road parking leading to a tandem length double garage with tiled floor. Front garden enclosed by a combination of picket style fencing and low decorative brick retaining walls with hedge borders. It is worthy of note that the front garden extends the full length of the bungalow including the area of grass to the right of the brick boundary wall which could also be included into the side and rear garden if so required.

### **TANDEM DOUBLE LENGTH GARAGE 8.64 x 2.63 (28'4" x 8'8")**

With power and light and up and over door with a workshop area to one end. Personal door to the rear garden.

### **REAR GARDEN**

Generous rear garden laid predominantly to lawn with a paved terrace across the full width of the bungalow extending to the side of the property with wooden garden store, wooden pergola and deep well stocked shrub borders enclosed by a combination of

wooden panelled fencing and brick retaining walls with with a wide access at the side of the bungalow to the front of the property. Wooden garden and wooden tool store. 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





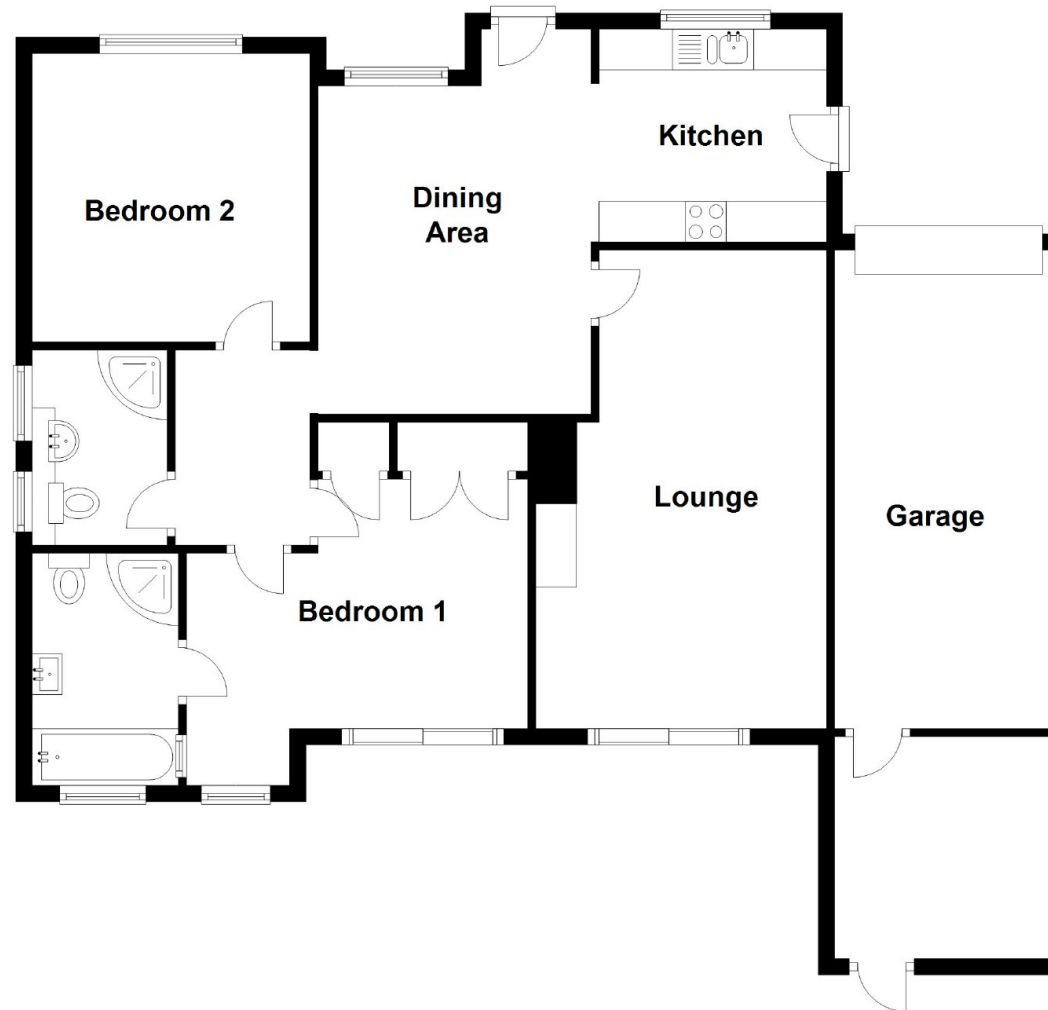








## Floor Plan



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