



PUTTERILLS

est. 1992

7 Bates Way, Corey's Mill, Stevenage,
£544,995

A MODERN, IMPOSING, SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME WITHIN A CONVENIENT COREY'S MILL CUL-DE-SAC LOCATION WITHIN WALKING DISTANCE OF THE LISTER HOSPITAL.

A fantastic opportunity to purchase an impressive spacious four bedroom detached family home tucked away at the end of this popular Corey's Mill cul-de-sac, set behind a deep block paved frontage providing ample off-road parking for several vehicles. The property has been significantly improved by the current owners with the original integral single garage converted to create a useful family room opening directly onto an impressive open-plan kitchen/breakfast room. The master bedroom suite is a further highlight of the property with a generous bedroom area featuring a full height vaulted ceiling and an impressive arched window with built-in wardrobes and a refitted en-suite bathroom. The property is conveniently situated within easy walking distance of the Lister Hospital, Sainsbury's supermarket and John Henry Newman Secondary School with the advantage of being within the catchment area of the highly regarded Graveley Village Junior School. In full, the accommodation comprises a reception hallway, downstairs cloakroom/wc, a most comfortable lounge, separate dining room, an impressive open-plan refitted kitchen/breakfast room, family room, first floor landing leading to four double bedrooms with a refitted en-suite bathroom and refitted family bathroom. In addition there is a pleasant enclosed rear garden. 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:

RECEPTION HALLWAY

Hive digital central heating thermostat, stairs rising to the first floor with cupboard below, wooden effect flooring, downlighters, radiator and doors to:

DOWNSTAIRS CLOAKROOM / WC

Refitted with a white two-piece suite comprising a low level wc with push button flush and a vanity hand wash basin with chrome mixer tap with vanity cupboard

below, chrome heated towel rail, circular mosaic tiling to one-third height with contrasting black polished porcelain floor tiles and double glazed window to the front elevation.

LOUNGE 5.37 x 3.80 (17'7" x 12'6")

A most comfortable room featuring continuation of wooden effect flooring, light oak modern fireplace with a cream granite hearth and surround with an inset living flame gas fire. Wall light points, downlighters, TV and telephone points, two radiators and double glazed window to the front elevation.

KITCHEN / BREAKFAST ROOM 5.19 x 2.94 (17'0" x 9'8")

Refitted with a modern sleek range of cream gloss base and eye level units and drawers finished with grey contrasting square edged granite work surfaces with matching upstands extending to a wide peninsular breakfast bar, inset one and half bowl stainless steel sink unit with counter mounted chrome mixer tap and carved drainer. Integrated appliances include a dishwasher, fridge/freezer and a built-in

Bosch stainless steel oven with combination microwave above with a separate Bosch touch-sensitive induction hob, space and plumbing for washing machine. Eye level unit concealing wall mounted gas fired boiler, downlighters, ceiling speakers, TV aerial point, contrasting grey Gerflor vinyl flooring, double glazed door and window to the rear garden. Kitchen units extend into the family room with glazed double doors to the dining room.

FAMILY ROOM 5.38 x 2.53 (17'8" x 8'4")

The original single garage has been converted to create a flexible additional reception room, currently used as a family room, opening directly to the kitchen/breakfast room creating an open-plan modern feel to the ground floor accommodation with wooden laminate flooring, double glazed door to the side, radiator and double glazed window to the front elevation.

DINING ROOM 3.19 x 2.94 (10'6" x 9'8")

Continuation of wooden effect flooring, ample space for dining table, ceiling

speakers, radiator and wide double glazed french doors opening to the rear garden.

FIRST FLOOR LANDING

Downlighters, access to loft space and doors to:

BEDROOM ONE 4.09 x 3.89 + door recess (13'5" x 12'9" +door recess)

A particular highlight of the property with a most impressive full height vaulted ceiling with feature wide arched double glazed window with further double glazed window, both to the front elevation. TV aerial point, radiator and wall light points. Measurements exclude both a double and a single wardrobe. Door to:

EN-SUITE BATHROOM 2.06 x 1.90 (6'9" x 6'3")

Refitted with a modern white three-piece suite comprising a low level wc with push button flush, rectangular vanity hand wash basin with chrome mixer tap and white gloss vanity drawers below, panelled shower bath with chrome mixer tap and separate shower over with bi-folding shower screen, contrasting black and decorative tiled floor, extractor fan, shaver point, downlighters and double glazed window to the front elevation.

BEDROOM TWO 4.15 x 2.59 (13'7" x 8'6")

Measurements include a built-in double wardrobe whilst include a single shelved storage cupboard, radiator and double glazed window to the front elevation.

BEDROOM THREE 3.14 x 3.11 (10'4" x 10'2")

Measurements exclude a built-in double wardrobe, radiator and double glazed window to the rear elevation.

BEDROOM FOUR 2.88 x 2.12 (9'5" x 6'11")

Radiator and double glazed window to the rear elevation.

FAMILY BATHROOM 2.27 x 1.94 (7'5" x 6'4")

Refitted with a modern white three-piece suite comprising a panelled path with central chrome mixer tap, low level wc with a concealed cistern set to white high gloss panels with contrasting black vanity shelf above, wide rectangular vanity hand wash basin with chrome mixer tap and white deep vanity drawer below. Contrasting cream and burgundy tiled walls, extractor fan, downlighters, radiator and double glazed window to the rear elevation.

OUTSIDE

DRIVEWAY

The property is situated at the end of the cul-de-sac, set well back from the road behind a deep block paved frontage providing ample off-road parking for several vehicles with a curved lawn to one side, shrub borders, carriage light and gated access to the rear garden. Useful storage shed.

REAR GARDEN

Level lawned rear garden with a sunken trampoline, raised beds with wooden sleepers and a metal storage shed. Garden enclosed by wooden panelled fencing with gated access to the front.

TENURE AND COUNCIL TAX

The Tenure of this property is FREEHOLD. The Council Tax Band is "F" and the amount payable for the year 2017/18 is £2,305.84.



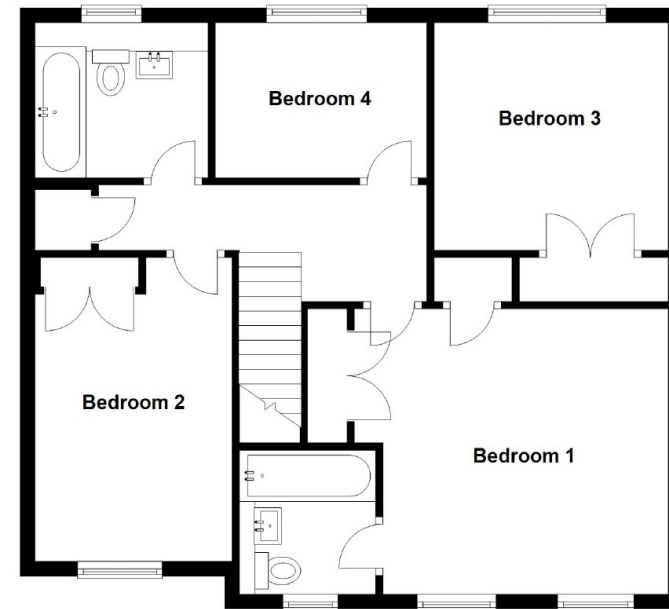




Ground Floor



First Floor



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