



PUTTERILLS

— est. 1992 —

9 Pentland Rise, Great Ashby, Stevenage,
£319,995

IMPRESSIVE TWO BEDROOM SEMI-DETACHED "SWEETLEAF" DESIGN WITH CLOAKROOM/WC, EN-SUITE SHOWER AND A MOST ATTRACTIVE LANDSCAPED REAR GARDEN.

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An outstanding opportunity to purchase a stunning, two bedroom semi-detached home, tucked away at the end of this highly regarded cul-de-sac enjoying a pleasant outlook to a small park to the front with the added advantage of a most generous south-facing landscaped corner plot with an impressive amount of parking provided by a wide block paved and shingled driveway providing off-road parking for up to three vehicles leading to a generous attached single garage with a further occasional parking space to the front of the property. Internally, the property is beautifully presented and offers a most spacious arrangement of accommodation which includes a reception hallway, downstairs cloakroom/wc, a most comfortable lounge with feature fireplace, generous open-plan modern fitted kitchen/dining room, first floor landing leading to two generous double bedrooms with built-in wardrobes to the master bedroom and a recently refitted stylish en-suite shower room with the addition of a modern white family bathroom. Further practical benefits include UPVC double glazing and gas fired central heating. Viewing is highly recommended to fully appreciate the unique position of this property together with the space and immaculate condition of the accommodation on offer.

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

Finished with stylish wooden effect flooring, radiator, downlighters and doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a white two-piece suite comprising a corner hand wash basin, low level wc, continuation of stylish wooden effect flooring, radiator, white tiled splashbacks with contrasting border tile and double glazed window to the front elevation.

LOUNGE 4.77 x 3.43 (15'8" x 11'3")

A most comfortable room of excellent proportions, measurements excluding a useful understairs storage cupboard, feature cream fireplace with black granite hearth and surround with an inset electric flame effect stove, double glazed window to the front elevation and door to:

KITCHEN / DINING ROOM 4.44 x 3.10 (14'7" x 10'2")

A generous open-plan kitchen/dining room providing ample space for dining table whilst fitted with a comprehensive range of light oak effect base and eye level units and drawers finished with granite effect wooden edged work surfaces with an inset one and half bowl stainless steel sink unit with chrome mixer tap and separate filtered water tap. Integrated stainless steel and glazed double oven with four-ring stainless steel gas hob and extractor canopy above, freestanding slimline dishwasher (included in the sale) with space and plumbing for washing machine and fridge/freezer. Under-unit and downlighters, cupboard housing wall mounted gas fired boiler, radiator,

stylish wooden effect flooring and double glazed door and window to the rear elevation.

FIRST FLOOR LANDING

Airing cupboard housing hot water tank and laundry shelves, downlighters, access to the loft space and doors to:

BEDROOM ONE 3.10 x 2.81 (10'2" x 9'3")

Measurements exclude the door recess and a substantial range of twin built-in double wardrobes, radiator and double glazed window to the front elevation. Door to:

EN-SUITE SHOWER ROOM 2.24 x 1.55 (7'4" x 5'1")

Refitted with a stylish white three-piece suite comprising a rectangular hand wash basin with chrome mixer tap set to a wooden grain effect vanity shelf with white high gloss vanity cupboard below, corner shower cubicle with an Aqualisa dual valve thermostatic shower with external remote "Start/Stop" functionality and a low level wc with push button flush. Stylish natural stone effect full tiled walls with contrasting tiled

flooring, extractor fan, downlighters, shaver point, chrome heated towel radiator, vanity mirror and double glazed window to the front elevation.

BEDROOM TWO 4.46 x 2.60 (14'8" x 8'6")

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

FAMILY BATHROOM 2.06 x 1.67 (6'9" x 5'6")

Fitted with a modern white three-piece suite featuring a wide heritage style pedestal hand wash basin, panelled bath with antique style chrome mixer tap and shower attachment and a low level wc. Stylish wooden effect flooring, natural stone effect tiled walls with contrasting border tile, extractor fan, downlighters, shaver point and chrome heated towel radiator.

OUTSIDE

FRONT

The property enjoys an unrivalled position as the penultimate house at the head of this highly regarded Great Ashby cul-de-sac enjoying pleasant views to a small park opposite whilst benefiting from a tremendous amount of off-road parking with both a block paved and shingled driveway providing off-road parking for at least three vehicles with a further occasional parking space opposite.

GARAGE

A single adjoining garage with up and over door, power and light, eaves storage space and personal door to the rear garden.

REAR GARDEN

A further highlight of the property being of excellent proportions, landscaped and tiered with substantial wide paved terracing with wooden sleepers providing steps down to a

wooden decked entertaining area at the rear of the garden with mature specimen trees set to raised planters. The garden is enclosed by attractive brick retaining walls with a shelved bar area, water feature and garden lighting. Outside tap with irrigation system. The property enjoys an elevated position with the garden enjoying a private sunny southerly aspect.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD. The Council Tax Band is "C" and the amount payable for the year 2017/18 is £1,418.97. The EPC Rating is "C".







