



PUTTERILLS

est. 1992

3 Grenville Way  
Stevenage SG2 8XZ  
**£529,995**

**SPACIOUS, WELL PRESENTED, FOUR BEDROOM DETACHED FAMILY HOME ENJOYING A NON-ESTATE CUL-DE-SAC LOCATION ON THE SOUTHERN SIDE OF THE TOWN, CLOSE TO SHEPHALBURY PARK.**

A fantastic opportunity to purchase a beautifully presented, spacious four bedroom detached modern home enjoying a pleasant position at the entrance to this highly regarded cul-de-sac of similar detached properties whilst situated in a non-estate location on the south side of the Town, adjacent to Shephalbury Park. The property has been significantly improved by the current owners to include an open-plan kitchen/breakfast room, refitted en-suite shower room and refitted family bathroom. Further practical benefits include gas fired central heating and UPVC double glazing. Highlights include a pleasant private rear garden, ample off-road parking, an integral single garage and views to mature hedgerow opposite. In full the accommodation comprises a reception hallway, downstairs cloakroom/wc, a generous lounge opening to the dining room, UPVC double glazed conservatory and an impressive open-plan kitchen/breakfast room, first floor landing leading to four bedrooms of excellent proportions with the master bedroom featuring built-in wardrobes and a recently refitted en-suite shower room and a refitted family bathroom. Viewing 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**

Part-glazed hardwood front door with side window opening to:

**RECEPTION HALLWAY**

Stylish laminate flooring, staircase rising to the first floor, coats cupboard, radiator and doors to:

**DOWNSTAIRS CLOAKROOM / WC**

Fitted with a low level wc, vanity hand wash basin with cupboard below, continuation of laminate flooring, radiator and extractor fan.

**LOUNGE 4.87 x 3.22 (16'0" x 10'7")**

A most comfortable room featuring an attractive wooden fireplace with an inset living flame effect fire with marble hearth and surround, TV and telephone points, radiator, double glazed window to the front elevation with views to mature hedgerow opposite and double doorway to:

**DINING ROOM 3.24 x 3.22 (10'8" x 10'7")**

Ample space for dining table, radiator, sliding double glazed patio doors opening to the conservatory with door to the kitchen/breakfast room.

**CONSERVATORY 3.15 x 2.91 (10'4" x 9'7")**

Of UPVC double glazed construction with a brick built base and side wall with laminate flooring and double glazed french doors and windows to the rear garden.

**KITCHEN / BREAKFAST ROOM 4.55 x 3.50 (14'11" x 11'6")**

A further highlight of the property is the open-plan kitchen/breakfast room, fitted with a modern contemporary range of light oak veneered base and eye level units and

drawers finished with black rolled edge granite effect work surfaces extending to a peninsular breakfast bar with an inset one and half bowl stainless steel sink unit with chrome mixer tap. A range of integrated appliances include a dishwasher, double height fridge, separate under-counter freezer and washing machine with a stainless steel dual fuel double range oven with stainless steel splashback and extractor canopy above. Black slate tiled flooring, white tiled splashbacks and contemporary floor to ceiling flat panelled radiator. Dual aspect provided by double glazed windows to both the side and rear elevations.

**FIRST FLOOR LANDING**

Access to part-boarded loft space, airing cupboard with hot water cylinder and alarm control panel, radiator, double glazed window to the side elevation and doors to:

**BEDROOM ONE 3.89 x 3.26 (12'9" x 10'8")**

A most generous master bedroom with measurements including a range of built-in double wardrobes, TV and telephone points, radiator and double glazed window to the



front elevation. Door to:

**EN-SUITE SHOWER ROOM 2.14 x 1.66 (7'0" x 5'5")**

Recently refitted with a modern sleek white three-piece suite comprising a low level wc with a concealed cistern set to light oak veneered panel with chrome push button flush set to a white square edged vanity shelf extending to a vanity hand wash basin with counter-mounted chrome mixer tap with vanity cupboard below, double width walk-in shower cubicle with electric shower, stylish black and white textured wall tiles complemented by black porcelain tiled flooring, chrome heated towel rail, shaver point, downlighters and double glazed window to the front elevation.

**BEDROOM TWO 3.62 x 3.27 (11'11" x 10'9")**

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

**BEDROOM THREE 2.83 x 2.71 (9'3" x 8'11")**

A further double room with laminate flooring, radiator and double glazed window to the rear elevation.

**BEDROOM FOUR 2.70 x 2.38 (8'10" x 7'10")**

Currently being used as a study with a radiator and double glazed window to the front elevation.

**FAMILY BATHROOM 2.69 x 1.70 (8'10" x 5'7")**

Recently refitted with a contemporary white three-piece suite comprising a low level wc with concealed cistern set to light oak veneered panel with chrome push button flush with square edged vanity shelf over extending to a rectangular vanity hand wash basin with chrome mixer tap with vanity cupboard below, panelled bath with chrome

mixer tap and shower attachment, white tiled splashbacks with contrasting black porcelain tiled flooring, chrome heated towel rail and double glazed window to the rear elevation.

**OUTSIDE**

**FRONT**

The property is located within an attractive cul-de-sac, set behind a double width tarmac driveway providing off-road parking for two vehicles with a shingled area to one side, flanked by well stocked flower and shrub borders.

**GARAGE**

Single integral garage with up and over door, power and light.

**REAR GARDEN**

Enjoying a private aspect, part enclosed by wooden panelled fencing and an attractive curved brick retaining wall, central curved lawn flanked by well stocked flower and shrub borders with a shingled seating area and gated access to the side of the property.

**AGENTS NOTE**

A new Worcester Bosch gas fired boiler was installed approximately two years ago.

**TENURE, COUNCIL TAX AND EPC**

The Tenure of this property is FREEHOLD. The Council Tax Band is "F" and the amount payable for the year 2018/19 is £2,439.55. The EPC Rating is "C".







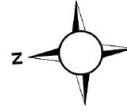
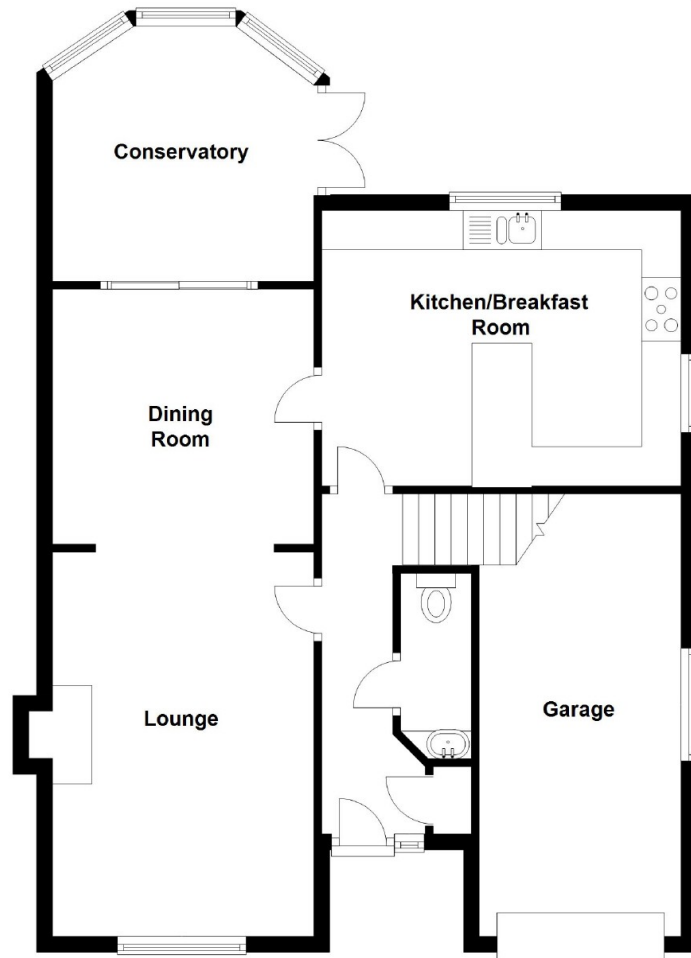








**Ground Floor**



**First Floor**



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