



PUTTERILLS

est. 1992

40 Jackdaw Close  
Stevenage SG2 9DB  
**£525,000**

## IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME FEATURING A STUNNING OPEN-PLAN KITCHEN/DINING ROOM WHILST ENJOYING A PLEASANT CUL-DE-SAC LOCATION ON THE EASTERN OUTSKIRTS OF THE TOWN.

An imposing, much improved, four bedroom detached family home with immense kerb appeal whilst situated at the entrance to Virginia Heights on the eastern outskirts of Stevenage whilst enjoying the benefit of a private larger than average rear garden and an attractive block paved frontage providing ample off-road parking. The property has been significantly improved and features a most impressive open-plan fitted kitchen/dining room with a recently refitted downstairs cloakroom/wc, en-suite shower room and a well planned four-piece family bathroom. Further practical benefits include double glazing and energy efficient electric heating. In full the accommodation comprises a reception hallway, downstairs cloakroom/wc, a most comfortable lounge with feature marble fireplace, open-plan kitchen/dining room, first floor landing leading to four generous bedrooms, three of which have built-in wardrobes with an impressive en-suite shower room to the master bedroom and four-piece family bathroom. 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

Sealed unit double glazed front door with sealed unit double glazed side windows opening to:

#### RECEPTION HALLWAY 4.96 x 1.76 (16'3" x 5'9")

Finished with stylish oak effect flooring, electric radiator, staircase rising to the first floor with cupboard below, part-glazed doors to both the lounge and the kitchen/dining room with further door to:

#### DOWNSTAIRS CLOAKROOM / WC

Refitted with a white two-piece suite comprising a low level wc with push button flush and a wall mounted hand wash basin finished with grey wooden effect flooring and natural stone effect grey fully tiled walls. Electric chrome heated towel radiator.

#### LOUNGE 4.94 x 3.23 (16'2" x 10'7")

A most comfortable room featuring a substantial marble fireplace with an inset living flame gas fire, downlighters, feature double glazed square walk-in bay window to the front elevation and double doors opening to the kitchen/dining room.

#### KITCHEN / DINING ROOM 7.75 x 4.95 (25'5" x 16'3")

A most impressive open-plan heart of the home combining a substantial kitchen and dining area whilst fitted with a comprehensive range of light oak effect base and eye level units and drawers finished with black polished square edged granite work surfaces with matching upstands and cooker splashback. Inset twin circular stainless steel sink unit with chrome mixer tap. A range of integrated appliances including dishwasher

and washing machine, Neff twin fan ovens with a stainless steel six-ring gas hob above with glazed and extractor canopy over, space and plumbing for American style fridge/freezer. Cream natural stone effect tiled flooring, downlighters, two double glazed windows to the rear elevation with a further double glazed window to the side elevation. Ample space for dining table, wall mounted television (possibly available by separate negotiation), slimline electric radiators and double glazed square bay window with french doors opening to the rear garden.

#### FIRST FLOOR LANDING 3.25 x 1.75 (10'8" x 5'9")

Access to the loft space, airing cupboard housing the hot water tank and laundry shelves. Doors to:

#### BEDROOM ONE 4.13 x 3.89 (13'7" x 12'9")

Measurements taken into a double glazed square bay window to the front elevation whilst exclude a range of built-in wardrobes with cupboard and media shelf to one side. Further built-in single wardrobe. Door to:

### **EN-SUITE SHOWER ROOM 2.14 x 1.42 (7'0" x 4'8")**

Fitted with a modern white three-piece suite comprising a low level with push button flush, wall mounted hand wash basin with chrome mixer tap and a double width walk-in shower cubicle with fitted rain shower, polished porcelain natural stone effect tiled walls with cream tiled flooring, shaver point, electric chrome heated towel radiator, downlighters, extractor fan and double glazed window to the side elevation.

### **BEDROOM TWO 3.82 x 2.55 (12'6" x 8'4")**

Measurements exclude a built-in triple wardrobe with sliding mirrored doors, electric radiator and double glazed window to the front elevation.

### **BEDROOM THREE 3.18 x 2.26 (10'5" x 7'5")**

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

### **BEDROOM FOUR 3.20 x 2.31 (10'6" x 7'7")**

Electric radiator and double glazed window to the rear elevation.

### **BATHROOM 3.11 x 2.13 (10'2" x 7'0")**

Fitted with a modern white four-piece suite comprising a tiled panelled bath with wall mounted chrome mixer tap, wall mounted hand wash basin with chrome mixer tap and low level wc with push button flush. Walk-in shower enclosure with shower screen and rain shower over, natural stone tiled walls and flooring, downlighters, extractor fan, electric chrome towel radiator and double glazed window to the rear elevation.

## **OUTSIDE**

### **FRONT**

An impressive block paved frontage providing ample off-road parking, part-

enclosed by dwarf decorative boundary walls, conifer and laurel clipped hedging. Storm porch with decorative column and outside lighting. Gated access to the rear garden with driveway leading to the garage.

### **GARAGE**

An integral garage, part-converted to create the open-plan kitchen to the rear of the property with the remainder of the garage providing ample storage space. Gated access to the rear garden.

### **REAR GARDEN**

A larger than average rear garden for a property of this type enjoying a private aspect with a wide paved terrace across the width of the property enclosed by an attractive brick retaining wall with stone capping with pathway extending to a central border with a level lawn to either side with deep well stocked boundary borders beyond. Garden shed and summerhouse. Garden enclosed by wooden panelled fencing and mature screening to the rear with side storage and gated access to the front of the property.

### **TENURE AND COUNCIL TAX**

The Tenure of this property is FREEHOLD. The Council Tax Band is "E" and the amount payable for the year 2018/19 is £2064.24. The EPC Rating is: "D".







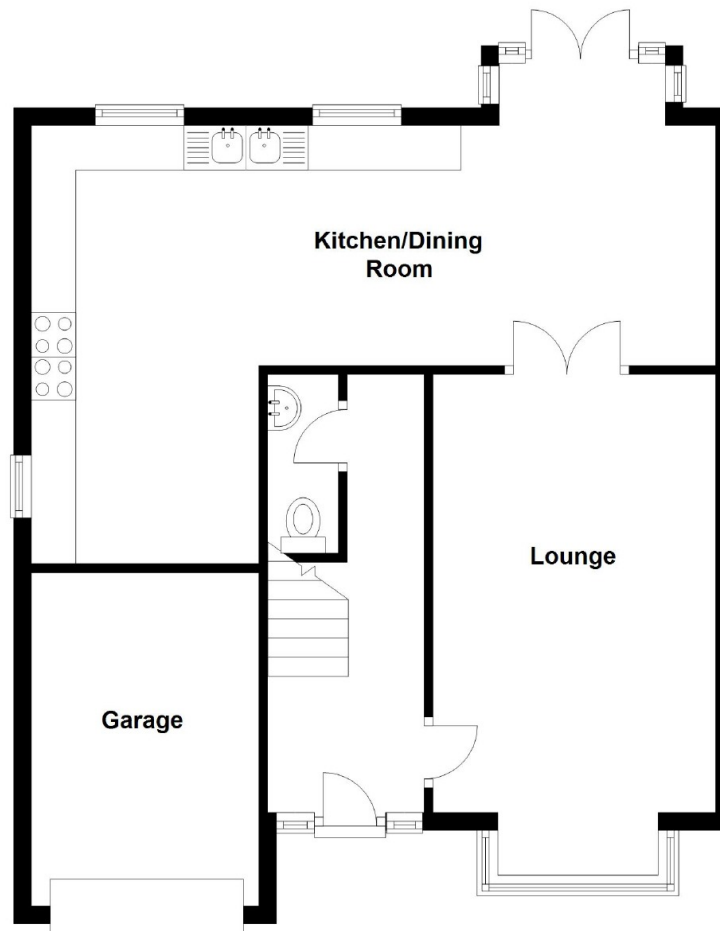




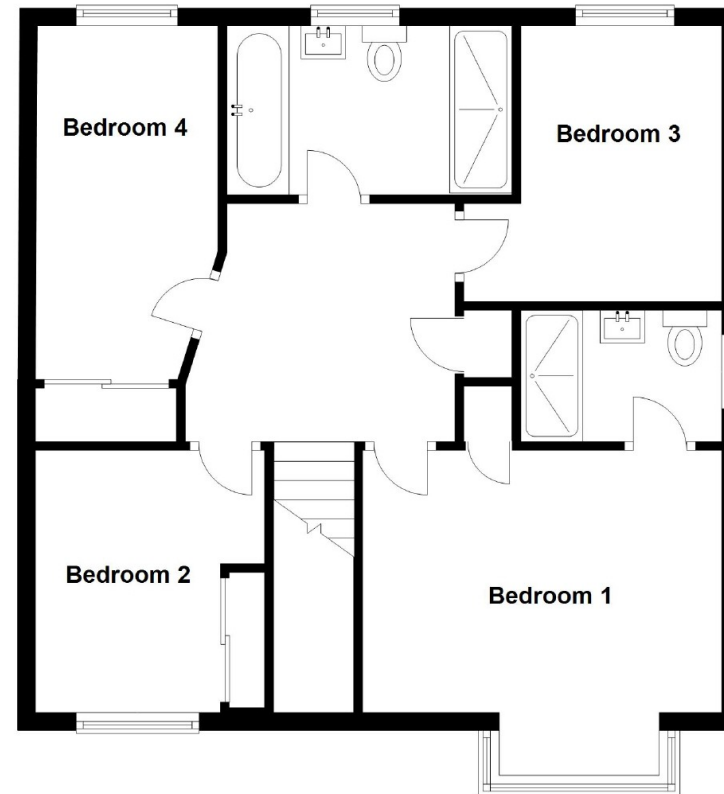




## Ground Floor



## First Floor



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