



PUTTERILLS

est. 1992

30 Barham Road
Stevenage SG2 9HX
£569,995

SUBSTANTIAL DETACHED FAMILY HOME WITH FOUR BEDROOMS AND UP TO FIVE SEPARATE RECEPTION ROOMS OVER THREE FLOORS WITH SCOPE TO CREATE A SPACIOUS ANNEXE/ANCILLARY ACCOMMODATION.

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A deceptively spacious detached family home, thoughtfully designed to provide three purpose-built floors of flexible accommodation with the lower ground floor level providing huge scope for use as an annexe, home office or ancillary accommodation, providing direct access to the rear garden. The property is one of just three purpose-built three-storey houses within this highly regarded sought-after non-estate cul-de-sac situated on the eastern outskirts of the Town. The accommodation comprises a first floor reception hallway with a cloakroom/wc, a well proportioned lounge, separate dining room and a kitchen. The staircase leads to the ground floor with a second hallway and rear lobby providing access to a family room, ground floor fifth bedroom/study, a second cloakroom/wc, utility room and a Gym/Home Office. The second floor accommodation provides four bedrooms with a recently refitted en-suite bathroom to the master bedroom and a four-piece family bathroom. Further practical benefits include leaded light sealed unit double glazing and gas fired central heating. In addition there is a generous private rear garden providing direct access to the lower ground floor with steps and gated access to the front of the property. Block paved driveway provides off-road parking in front of an integral single garage. Viewing highly recommended to fully appreciate the size and diverse nature of the accommodation on offer. Offered for sale CHAIN FREE.

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:

FIRST FLOOR RECEPTION HALLWAY 4.03 x 2.05 (13'3" x 6'9")

Staircases leading to both the second floor and lower ground floor, sealed unit leaded light double glazed window to the front elevation with internal doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc and a wall mounted hand wash basin.

LOUNGE 4.66 x 4.11 (15'3" x 13'6")

A most comfortable room of excellent proportions featuring a white Adam style fireplace with marble hearth and surround with an inset living flame gas fire. Sealed unit leaded light double glazed window to the front elevation, radiator and glazed double doors to:

DINING ROOM 3.19 x 3.16 (10'6" x 10'4")

Radiator, sealed unit leaded light double glazed window to the rear elevation.

KITCHEN 3.17 x 2.97 (10'5" x 9'9")

Fitted with a range of wooden base and eye level units with wooden edged work surfaces, inset one and half bowl sink unit with space and plumbing for kitchen appliances, radiator and sealed unit leaded light double glazed window to the rear elevation.

LOWER GROUND FLOOR

GROUND FLOOR HALLWAY 3.27 x 2.04 (10'9" x 6'8")

Radiator, oak effect flooring and door to the rear lobby with double door opening to:

GYM / HOME OFFICE 4.40 x 3.90 (14'5" x 12'10")

A most spacious flexible internal reception room currently used as a Gym with scope for a variety of potential uses with light grey wooden effect flooring.

GROUND FLOOR REAR LOBBY

Continuation of oak effect flooring, leaded light double glazed door opening to the rear garden, radiator and doors to:

FAMILY ROOM 4.06 x 3.17 (13'4" x 10'5")

A most comfortable second sitting room with light grey wooden effect flooring, radiator and leaded light double glazed patio doors opening to the rear garden.

BEDROOM FIVE / STUDY 2.42 x 2.78 (7'11" x 9'1")

Continuation of oak effect flooring, radiator with oak cover and sealed unit leaded light double glazed window to the rear elevation.

UTILITY ROOM 2.92 x 2.44 (9'7" x 8'0")

Fitted with a further base unit with wooden edge work surface over with an inset sink unit, space and plumbing for appliances, continuation of oak effect flooring.

CLOAKROOM / WC

A second cloakroom fitted with a low level wc and a wall mounted hand wash basin, continuation of oak effect flooring.

SECOND FLOOR LANDING

Radiator and doors to:

BEDROOM ONE 3.68 x 3.10 (12'1" x 10'2")

Radiator and sealed unit leaded light double glazed window to the rear elevation. Door to:

EN-SUITE BATHROOM 2.40 x 2.18 (7'10" x 7'2")

Recently refitted with a white three-piece suite comprising a panelled bath with chrome mixer tap and shower attachment, pedestal hand wash basin with chrome mixer tap and low level wc with push button flush. Natural stone effect tiled splashbacks, radiator, shaver point and sealed unit leaded light double glazed window to the side elevation. Floor covering to be fitted shortly.

BEDROOM TWO 3.68 x 3.10 (12'1" x 10'2")

A further double bedroom with measurements excluding two single wardrobes, radiator and sealed unit leaded light double glazed window to the front elevation.

BEDROOM THREE 3.10 x 2.49 (10'2" x 8'2")

Measurements include a range of built-in furniture including a double wardrobe and chest of drawers. Radiator and sealed unit double glazed window to the rear elevation.

BEDROOM FOUR 3.00 x 2.26 (9'10" x 7'5")

Measurements exclude a built-in wardrobe, radiator, access to part-boarded loft space and sealed unit leaded light double glazed window to the front elevation.

BATHROOM 2.08 x 2.40 (6'10" x 7'10")

Fitted with a white four-piece suite comprising a panelled bath, pedestal hand wash basin, low level wc and a walk-in shower cubicle, contrasting tiled walls, shaver point, sealed unit leaded light double glazed window to the front elevation. Measurements exclude the airing cupboard with hot water tank and laundry shelves.

OUTSIDE

FRONT

The property is set back from the cul-de-sac behind an established front garden laid to lawn with deep well stocked shrub borders, block paved driveway provides off-road parking for two vehicles with pathway extending to storm porch and front door with driveway leading to the integral garage. Gated access and steps leading to the rear garden.

GARAGE

An integral single garage with up and over door.

REAR GARDEN

A generous rear garden for a property of this type enjoying a private aspect with a central curved lawn flanked by deep well stocked flower and shrub borders with further paved terracing and wooden pergola. Gated access and steps leading to the front of the property.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD.
The Council Tax Band is "F".
The EPC Rating is "D".



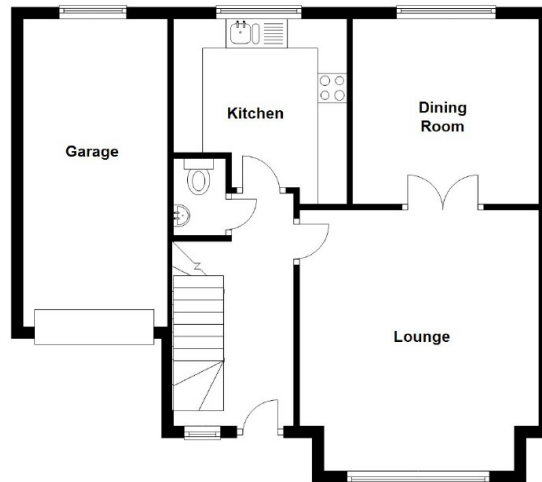




Lower Ground Floor



Ground Floor



Second Floor

