



PUTTERILLS

est. 1992

5 Nycolles Wood
Rectory Lane, Old Town, Stevenage SG1 4GR
£859,995

HANDSOME SIX BEDROOM, THREE BATHROOM, DETACHED RESIDENCE WITHIN HIGHLY SOUGHT-AFTER PRIVATE TURNING SET BACK FROM RECTORY LANE WITHIN THE HISTORIC OLD TOWN.

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A wonderful opportunity to purchase a former show home which helped showcase this exclusive development of just seven executive homes set back from Rectory Lane within the Old Town. Built by Beechwood Homes in 2012, this beautifully presented colonial style six bedroom detached residence offers an immaculate arrangement of accommodation over three floors whilst enjoying a pleasant position tucked away as the last property at the end of the cul-de-sac with a pleasant established private rear garden, block paved driveway providing parking for three vehicles leading to a detached garage. The property features a most impressive wide welcoming reception hallway, downstairs cloakroom/wc, generous lounge with feature fireplace, spacious separate dining room, an open-plan fully integrated kitchen/breakfast room with a feature part-vaulted double glazed sloping ceiling, separate utility room, a wide first floor landing provides access to four bedrooms of excellent proportions with the master bedroom featuring a dressing area, built-in wardrobes and a well appointed en-suite shower room with a family bathroom completing the first floor. The second floor landing provides recessed storage cupboards and access to two further bedrooms, one of which is currently used as a study with a well appointed shower room serving the two rooms. Further practical benefits include double glazing and gas fired central heating. Viewing highly recommended.

LOCATION

This small, private, exclusive development is located on Rectory Lane - the Town's most premier turning, close to the heart of the Old Town, with its thriving Historic High Street boasting a wealth of charm and character. The original "village" prosperity came, in part, from its position on the Great North Road during the 18th century. Its Coaching Inns provided a restful break for travellers heading to and from London, and both Samuel Pepys and Charles Dickens wrote about the "hospitable staging post" and "pleasant bowling green" which still form part of the picturesque High Street today. Some of the original Inns remain popular public houses, now complemented by an excellent choice of restaurants, cafés, boutiques and shops, including Tesco Express and Waitrose. There is also a library, church and community centre. The local area provides well for families, with a good choice of well-regarded schools all within walking distance of Nyclles Wood - Letchmore Infants' and Nursery School (OFSTED "Outstanding") and its linked junior school, Almond Hill; the Barclay School with Technology College status and the Thomas Alleyne School, awarded Specialist Science College status. With a comprehensive range of amenities, the nearby new town is only a short walk through the Historic High Street. The

pedestrianised shopping centre offers 250 retail stores. The local area benefits from a wide selection of pleasure pursuits, including a theatre, leisure complex with Cineworld and Hollywood Bowl, David Lloyd Health Club, Chesfield Downs Golf club in nearby Graveley, plus a wealth of open spaces including Fairlands Valley Lakes and Park. Stevenage is also very family-friendly with its superb cycle route network throughout the Town.

TRAVEL LINKS

Stevenage mainline station is only a half a mile walk from Nyclles Wood, and provides a fast, frequent service into LONDON KINGS CROSS with a journey time of ONLY 23 MINUTES. Nyclles Wood is served by the nearby A1(M) motorway (junction 8, 1 mile), which in turn provides access to the M25 and wider motorway network. Local links provide access to adjacent towns including Letchworth, the market town of Hitchin, Welwyn Garden City and Hertford. Luton, Stansted and Heathrow airports are all easily accessible.

THE ACCOMMODATION COMPRISES

An attractive entrance portico with wooden columns and balustrades, outside lighting and hardwood leaded light sealed unit part-glazed double doors opening to:

RECEPTION HALLWAY 7.22 x 3.00 (23'8" x 9'10")

A wide welcoming reception hallway of excellent proportions finished with stylish wooden effect flooring with an attractive staircase rising to the first floor with storage cupboard below housing alarm control panel and electric meter. Deep ornate cornicing, radiator with decorative cover, central heating thermostat and doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a white two-piece suite comprising a low level wc with push button flush and a wall mounted hand wash basin with chrome mixer tap. Striking natural stone effect tiled walls to half height complemented by natural stone effect tiled floor, chrome heated towel radiator and extractor fan.

LOUNGE 6.30 x 4.20 (20'8" x 13'9")

A most comfortable room featuring an impressive cream marble fireplace with an inset living flame gas fire, deep ornate cornicing and double glazed french doors with full height side windows overlooking the rear garden with a further double glazed window to the front elevation and two radiators.

DINING ROOM 4.15 x 3.02 (13'7" x 9'11")

Of ideal proportions for a family sized dining table with a radiator and double glazed window to the

front elevation.

KITCHEN / BREAKFAST ROOM 5.45 x 4.13 (17'11" x 13'7")

A fantastic open-plan kitchen/breakfast room featuring a conservatory style double glazed part-vaulted sloping ceiling complemented by full height double glazed french doors and side windows opening onto the rear garden. Fitted with a contrasting range of cream gloss and wooden grain effect base and eye level units incorporating deep pan drawers and retractable larder storage. A range of AEG integrated appliances include a stainless steel combination microwave with warming drawer, fan assisted oven and a five-ring stainless steel gas hob with extractor canopy above and integrated dishwasher. Corian square edged work surfaces with matching upstands with an inset Franke one and half bowl stainless steel sink unit with carved drainer and counter mounted mixer tap, contrasting stainless steel plinth and cream polished porcelain floor tiles. Under-unit and downlighters, radiator with bespoke cover. Ample space for breakfast table. Door to:

UTILITY ROOM 2.05 x 1.95 (6'9" x 6'5")

Featuring a continuation of conservatory style double glazed sloping ceiling with fitted blinds and cream polished porcelain floor tiles, cream gloss base unit finished with wooden grain effect square edged work surfaces with matching upstands and an inset stainless steel sink unit with mixer tap. Wall mounted gas fired boiler, space and plumbing for washing machine and tumble dryer, radiator and double glazed opening to the rear garden.

FIRST FLOOR LANDING 4.62 x 2.68 (15'2" x 8'10")

Measurements include the attractive staircase continuing to the second floor, radiator with bespoke cover and doors to:

BEDROOM ONE 6.33 x 4.25 (20'9" x 13'11")

Measurements taken into the dressing area recess including a triple range of built-in wardrobes, double glazed windows to both the front and rear elevations, two radiators and door to:

EN-SUITE SHOWER ROOM 2.11 x 1.87 (6'11" x 6'2")

Fitted with a white three-piece suite comprising a low level wc with push button flush, pedestal hand wash basin with chrome mixer tap and a corner shower cubicle with thermostatic shower, chrome heated towel rail, shaver point, downlighters, extractor fan, polished porcelain wall and floor tiles and double glazed window to the rear elevation.

BEDROOM TWO 3.86 x 2.70 (12'8" x 8'10")

Measurements include a built-in double wardrobe. Radiator and double glazed window to the front elevation.

BEDROOM THREE 3.52 x 3.00 (11'7" x 9'10")

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

BEDROOM FOUR 3.53 x 2.37 (11'7" x 7'9")

With a radiator and double glazed window to the rear elevation.

FAMILY BATHROOM 2.43 x 1.70 (8'0" x 5'7")

Fitted a modern white three-piece suite comprising a low level wc with push button flush, pedestal hand wash basin with chrome mixer tap and a panelled bath with chrome mixer tap and shower attachment, chrome heated towel rail, downlighters, extractor fan and shaver point. Cream tiled walls and flooring with contrasting border tile and double glazed window to the rear elevation.

SECOND FLOOR LANDING

Sealed unit double glazed Velux window to the rear elevation, double width airing cupboard housing hot water tank and laundry shelf, two further double eaves storage cupboards to the side and doors to:

BEDROOM FIVE 4.77 x 4.26 (15'8" x 14'0")

Of excellent proportions with radiator and double glazed window to the front elevation.

BEDROOM SIX 4.79 x 2.43 (15'9" x 8'0")

Providing a variety of uses with a radiator and double glazed window to the rear elevation.

SHOWER ROOM 2.05 x 1.70 (6'9" x 5'7")

Fitted with a modern white three-piece suite comprising a low level wc with push button flush, pedestal hand wash basin with chrome mixer tap and a corner shower cubicle with thermostatic shower. Polished porcelain wall and floor tiles, downlighters, shaver point, extractor fan and chrome heated towel radiator.

OUTSIDE

FRONT

An attractive front garden laid to lawn with deep well stocked shrub borders, pathway to entrance portico and front double doors. The pathway extends to the side of the property providing wide gated access to the rear garden.

DRIVEWAY

Block paved driveway to the side of the property providing off-road parking for at least three vehicles leading to the detached garage.

GARAGE

Detached garage with up and over door, power and light, personal door to the rear garden. Boarded loft space with loft ladder providing additional storage.

REAR GARDEN

A further highlight of the property is the generous private wide rear garden, laid predominantly to lawn with a central stocked border with two mature scotch pine and oak trees with substantial paved terrace to one side. Garden enclosed by trellis topped wooden panelled fencing with further shrub borders, attractive wooden summerhouse to one corner, pathway at the side of the property providing access to two further garden sheds and gated access to the front gate. Further gate provides access to the driveway and personal door to the garage.

AGENTS NOTE

We are advised by the vendors that there is an annual service charge of £700.00 for the upkeep of the private road.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD. The Council Tax Band is "G". The EPC Rating is "B".



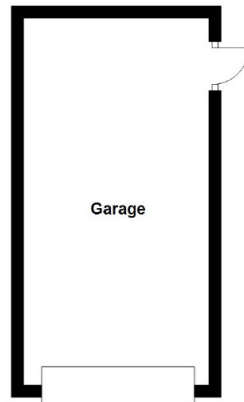




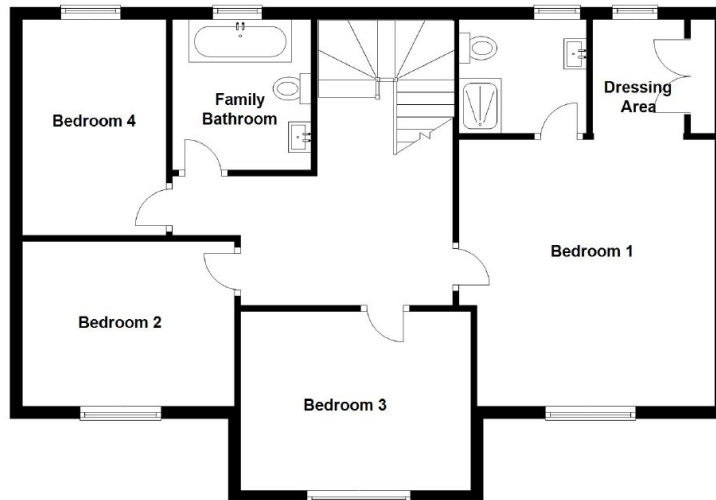




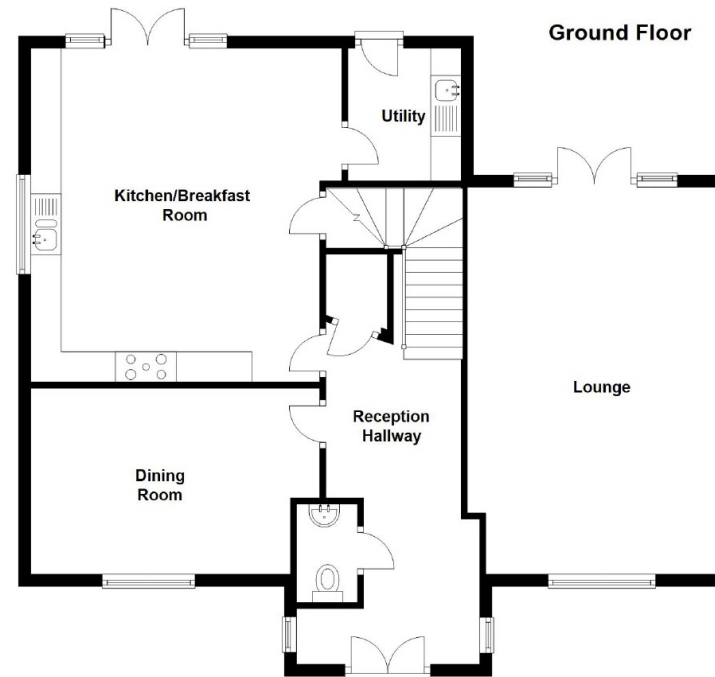
Detached Garage



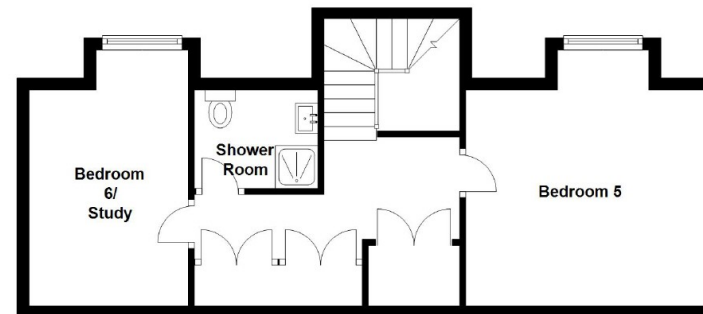
First Floor



Ground Floor



Second Floor



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putterills.co.uk | 01438 316846 | oldtown@putterills.co.uk

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