



PUTTERILLS

est. 1992

18 The Hedgerows
Chells Manor, Stevenage SG2 7BW
Offers in excess of £450,000

A MUCH IMPROVED EXTENDED FOUR BEDROOM DETACHED FAMILY HOME FEATURING A MOST IMPRESSIVE OPEN-PLAN FAMILY HUB OVERLOOKING THE REAR GARDEN.

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A modern, extended four bedroom link-detached family home tucked away at the end of a highly regarded Chells Manor cul-de-sac on the eastern outskirts of Stevenage. The property has been vastly improved with the addition of a two-storey front extension and a UPVC double glazed conservatory opening to the garage conversion creating a most impressive open-plan family hub with direct access to the sleek refitted kitchen. The garage conversion has also provided a practical separate utility room with a useful spacious entrance hallway opening to the reception hall. A downstairs cloakroom/wc, dining room and comfortable lounge complete the ground floor accommodation with the first floor landing providing access to four well proportioned bedrooms with an en-suite shower room serving the master bedroom and a modern fitted family bathroom. Further practical benefits include double glazing, gas fired central heating with a well maintained rear garden enjoying a private aspect. 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

UPVC double glazed front door with opaque double glazed side windows opening to:

ENTRANCE HALLWAY 2.30 x 1.49 (7'7" x 4'11")

Finished with stylish travertine floor tiles, radiator and a built-in coats and shoe storage cupboard with cream sliding doors, double glazed door and window opening to:

RECEPTION HALLWAY 4.22 x 1.76 (13'10" x 5'9")

Finished with beech flooring, staircase rising to the first floor with storage cupboard below, central heating thermostat, radiator and doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc with a wall mounted hand wash basin, chrome heated towel rail, continuation of beech flooring and double glazed window to the side elevation.

KITCHEN 3.33 x 2.45 (10'11" x 8'0")

Fitted with a sleek modern range of white gloss base and eye level units and drawers by Cook and Lewis, finished with black starburst granite effect square edged work surfaces with matching upstands with an inset black acrylic one and half bowl sink unit with chrome mixer tap. Space and plumbing for kitchen appliances, gas and electric cooker points, stainless steel splashback and extractor canopy above, black porcelain floor tiles with the benefit of thermostatically controlled electric under-floor heating, double glazed window to the side elevation and a square arch opening to:

CONSERVATORY / FAMILY ROOM 5.57 x 3.66 (18'3" x 12'0")

An impressive open-plan family hub ideally suited to modern day living combining an UPVC double glazed conservatory with vaulted glazed roof opening to a seating area with downlighters, two flat panelled contemporary style radiators, stylish wooden flooring and french doors opening to the rear garden with further door to:

UTILITY ROOM 2.50 x 1.87 (8'2" x 6'2")

Fitted with a further range of white gloss base and eye level units finished with wooden effect rolled edge work surfaces with circular stainless steel sink unit and drainer with telescopic mixer tap, space and plumbing for washing machine, tumble dryer and additional fridge/freezer. White tiled splashbacks, radiator, wooden effect flooring and double glazed window to the front elevation. Access to additional part-boarded loft space.

LOUNGE 5.21 x 3.55 (17'1" x 11'8")

A most comfortable room with a light oak feature fireplace with an inset electric fire

with a gas point to one side, TV aerial point, radiator, double doors to the dining room, double glazed window with deep display shelf to the front elevation and double glazed french doors opening to the rear garden.

FIRST FLOOR LANDING

Access to part-boarded loft space, downlighters, airing cupboard housing hot water tank and laundry shelves, double glazed window to the front elevation and doors to:

BEDROOM ONE 3.60 x 3.04 (11'10" x 10'0")

Radiator and double glazed window to the rear elevation. Door to:

EN-SUITE SHOWER ROOM

Fitted with a modern white three-piece suite comprising a low level wc with push button flush, vanity hand wash basin with chrome mixer tap and vanity cupboard below with illuminated vanity mirror above and a double length walk-in shower cubicle with power shower, downlighters, tiled splashbacks, chrome heated towel rail and double glazed window to the rear elevation.

BEDROOM TWO 3.89 x 2.42 (12'9" x 7'11")

Measurements include the freestanding wardrobe (included in the sale price). Extended to the front to provide a feature part-vaulted ceiling, radiator and double glazed window to the front elevation.

BEDROOM THREE 3.07 x 2.41 (10'1" x 7'11")

Radiator and double glazed window to the rear elevation.

BEDROOM FOUR 2.73 x 2.10 (8'11" x 6'11")

Radiator and double glazed window to the front elevation.

BATHROOM 2.03 x 1.89 (6'8" x 6'2")

Fitted with a modern white three-piece suite comprising a low level wc with push button flush, vanity hand wash basin with chrome mixer tap and vanity cupboard below and a "P" shaped panelled shower bath with chrome mixer tap and separate chrome shower over with curved shower screen, natural stone effect porcelain fully tiled walls, chrome heated towel rail, tiled effect flooring, extractor fan, shaver point and double glazed window to the rear elevation.

OUTSIDE

FRONT

The property enjoys a pleasant position tucked away at the end of the cul-de-sac behind a hard landscaped frontage with a slate shingled border and paved step to the front door with outside lights. The pathway extends via gated access to a useful wooden storage shed to the side of the property providing access to the rear garden.

DRIVEWAY

Tarmac driveway at the side of the property provides off-road parking for at least one vehicle.

REAR GARDEN

A further feature of the property is the well maintained rear garden enjoying a private sunny aspect, laid predominantly to lawn with feature travertine tiled patio, raised border with wooden sleepers with mature shrubbery and a raised wooden deck to one side.

AGENTS NOTE

There are two separate telephone lines to the property.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD. The Council Tax Band is "E" and the amount payable for the year 2018/19 is £2,064.24. The EPC Rating is "D".









