



PUTTERILLS

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21 Woodland Way  
Stevenage SG2 8BU

**Offers in excess of £475,000**



## OCCUPYING A MAGNIFICENT PLOT WITH STUNNING REAR GARDEN AND SCOPE TO EXTEND. HIGHLY SOUGHT-AFTER TURNING CLOSE TO SHEPHALBURY PARK.

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A fantastic CHAIN FREE opportunity to purchase a substantial, extended three bedroom detached home occupying a glorious plot with a stunning, landscaped private rear garden in excess of 100ft. The property offers tremendous scope for further extensions if so required whilst enjoying an enviable location set back from this highly regarded turning on the southern outskirts of Stevenage, within close proximity to Shephalbury Park. The property has been significantly improved by the current owners and is finished with a modern design incorporating a superb open-plan main living area comprising the lounge, dining room and a stunning sleek German "Schuller" refitted kitchen. The garage has been replaced with a substantial side extension creating a flexible additional reception room currently being used as a home office with a utility area and downstairs cloakroom/wc. The first floor landing provides access to three double bedrooms and a refitted family shower room. Further practical benefits include gas fired central heating, UPVC double glazing and with the benefit of electric under-floor heating to the majority of the ground floor. In full the accommodation comprises a reception hallway, lounge/dining room, kitchen/breakfast room, family room/study, utility area, downstairs cloakroom/wc, first floor landing leading to three bedrooms and a shower room. Block paved driveway to the front of the property providing parking for at least two vehicles. 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 side window opening to:

#### RECEPTION HALL

A welcoming reception hallway finished with stylish tiled effect flooring with the benefit of thermostatically controlled electric under-floor heating, staircase rising to the first floor with understairs storage cupboard, floor to ceiling contemporary style radiator, coat hanging space, meter cupboard, double glazed window to the front elevation and part-glazed door to:

### LOUNGE / DINING ROOM 7.43 x 3.94 (24'5" x 12'11")

A most generous open-plan main living area combining both the lounge and dining room with continuation of stylish tiled effect flooring with the benefit of thermostatically controlled electric under-floor heating. Open fireplace set to a polished granite hearth with school style column radiator, double glazed picture window to the front elevation, picture rails, ample space for dining table with downlighters over and double glazed french doors with side windows opening to the rear garden.

### KITCHEN / BREAKFAST ROOM 2.95 x 2.61 (9'8" x 8'7")

Refitted with a comprehensive range of German "Schuller" handleless sleek matt grey base and eye level units and deep pan drawers finished with polished Silestone square edged work surfaces with matching upstands extending to a peninsular wooden grain effect breakfast bar with an inset Franke stainless steel sink unit with carved drainer and telescopic counter-mounted chrome mixer tap. A range of integrated

appliances include a double height fridge, dishwasher, Neff digital self-cleaning "hide and slide" oven with matching combination microwave above and an inset ceramic electric induction touch-sensitive hob with a contemporary cylindrical stainless steel suspended extractor fan above. Under-unit and downlighters, continuation of tiled effect flooring with the benefit of thermostatically controlled electric under-floor heating, a further range of matching cupboards providing concealed storage solutions including retractable recycling bin compartments. Double glazed window to the rear elevation and a part-glazed door opening to:

### FAMILY ROOM / HOME OFFICE 7.65 x 3.31 (25'1" x 10'10")

The original adjoining garage has been replaced with a substantial side extension providing an additional flexible reception room, currently being used as a home office finished with stylish tiled effect flooring and downlighters. Measurements include a substantial range of built-in storage units, two floor to ceiling contemporary style

radiators and double glazed door and window to the front elevation . Utility area to one end providing space and plumbing for a washing machine, tumble dryer and fridge/freezer. Double glazed window and door opening to the rear garden. Door to:

### **DOWNSTAIRS CLOAKROOM / WC**

Fitted with a low level wc and a wall mounted hand wash basin, coat hanging and storage space and double glazed window to the rear elevation.

### **FIRST FLOOR LANDING**

Access to the loft space, double glazed window to the side elevation and doors to:

### **BEDROOM ONE 4.01 x 2.70 (13'2" x 8'10")**

Measurements exclude a substantial range of built-in bedroom furniture including a triple wardrobe finished with wooden grain effect sliding doors extending to a dressing table with a flat panelled radiator and double glazed window to the front elevation.

### **BEDROOM TWO 3.33 x 3.32 (10'11" x 10'11")**

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

### **BEDROOM THREE 3.10 x 2.50 (10'2" x 8'2")**

Measurements including a built-in storage cupboard/wardrobe, radiator and double glazed window to the front elevation.

### **FAMILY SHOWER ROOM**

The original bathroom has been converted to a family shower room fitted with a modern suite comprising a low level wc with push button flush and granite effect twin hand wash basins with counter-mounted mixer tap with oak effect drawers and surrounding cabinets with illuminated vanity mirror above. Shaver point, black double length

walk-in shower cubicle with glazed screen and dual valve shower, tiled effect flooring and walls, chrome towel radiator and double glazed window to the rear elevation.

### **OUTSIDE**

#### **PARKING**

The property is set back from the road behind a block paved driveway providing off-road parking for a least two vehicles with lawn to the side and gated access to the rear garden.

#### **REAR GARDEN**

A particular highlight of the property is the substantial landscaped rear garden in excess of 100ft in length enjoying a sunny private aspect with a substantial raised wooden entertaining deck across the full width of the property, wooden summerhouse and hot tub to one side (possibly available by separate negotiation). Garden beyond laid predominantly to lawn with deep well stocked shrub borders with a magnificent mature oak tree to the rear of the garden, shed and greenhouse beyond. Enclosed by wooden panelled fencing with outside lights, tap and power.

#### **AGENTS NOTE**

The owners had the property re-roofed approximately 10 years ago. More recently, the property has been rewired and re-plumbed with a new gas fired combination boiler in the loft space.

#### **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 £2,064.24.





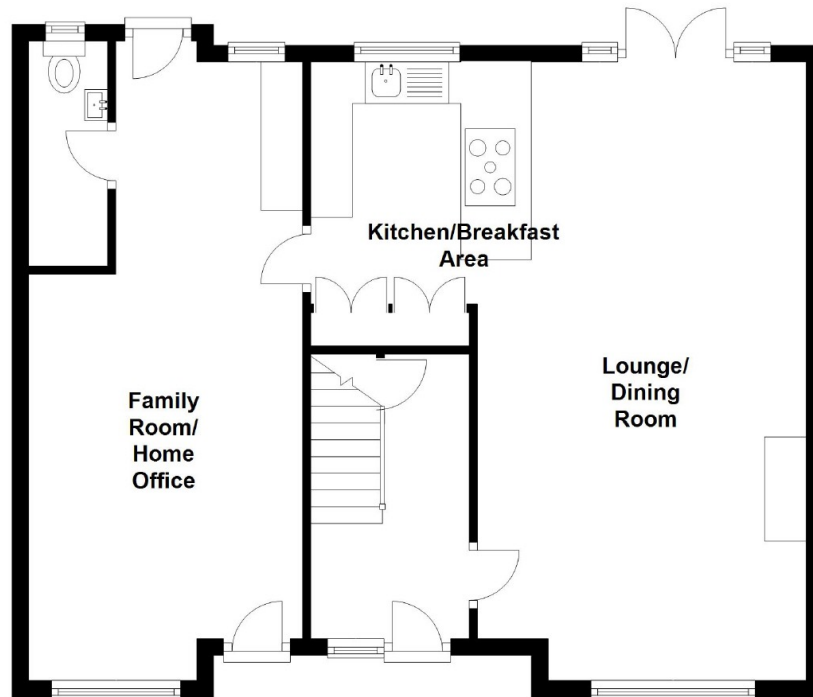








**Ground Floor**



**First Floor**

