



P U T T E R I L L S

— est. 1992 —

105 Wheatlands  
Stevenage SG2 0JU  
**£585,000**

## IMPRESSIVE, MODERN FOUR BEDROOM DETACHED FAMILY HOME WITH A SUBSTANTIAL TARMAC FRONTAGE PROVIDING PARKING FOR SEVERAL VEHICLES LEADING TO A DOUBLE GARAGE.

An imposing, much improved, four bedroom detached family home, occupying a commanding position, set back from this highly regarded cul-de-sac behind a tremendous wide tarmac driveway providing off-road parking for several vehicles leading to a double garage. The property has been significantly improved by the current owners whilst featuring a fantastic open-plan refitted kitchen/family room comprising a comprehensive range of sleek modern kitchen units with integrated appliances opening to a generous seating area with an impressive conservatory/dining room beyond. In addition, the original family bathroom and en-suite have been combined to create an opulent family bathroom with a walk-in wet room in addition to the more traditional three-piece suite. Further practical benefits include UPVC double glazing and gas fired central heating with a low maintenance private landscaped rear garden. In full the accommodation comprises a welcoming reception hallway, downstairs cloakroom/wc, a most comfortable lounge, open-plan kitchen/family room, conservatory/dining room, first floor landing leading to four bedrooms and a 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

Double glazed front door with side window opening to:

#### RECEPTION HALL 4.44 x 1.78 (14'7" x 5'10")

Finished with stylish grey wooden grain effect flooring with an attractive staircase rising to the first floor, central heating thermostat, radiator and doors to:

#### DOWNSTAIRS CLOAKROOM / WC

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

of stylish flooring, chrome heated towel rail and double glazed window to the side elevation.

#### KITCHEN / FAMILY ROOM 5.96 x 5.09 (19'7" x 16'8")

Measurements taken into recess. A fantastic open-plan refitted kitchen/family room featuring a comprehensive range of gloss handleless dove grey base and eye level units extending to deep pan drawers finished with white starburst square edged granite effect work surfaces with matching upstands with an inset one and half bowl white ceramic sink unit with chrome telescopic mixer tap. A range of integrated appliances include a Neff stainless steel and glazed digital oven with a Neff glazed and stainless steel five-ring gas hob with a black gloss contemporary style extractor canopy over with the addition of a dishwasher, washing machine, tumble dryer and fridge/freezer. Under-unit and downlighters, continuation of stylish grey wooden grain effect flooring, radiator and seating area. Double glazed window to the front elevation, double glazed

window to the conservatory and a wide square arch opening to:

#### CONSERVATORY / DINING ROOM 4.64 x 3.20 (15'3" x 10'6")

Double glazed french doors opening to the rear garden, further windows to the side with heat reflective sloping part-vaulted glazed roof, solid side walls with wall lights, concealed wiring for a wall mounted television, radiator and ample space for table.

#### LOUNGE 6.87 x 3.26 (22'6" x 10'8")

Of excellent proportions with continuation of stylish grey wooden grain effect flooring, TV point, radiator and double glazed window to the front elevation.

#### FIRST FLOOR LANDING

Access to the loft space, radiator and doors to:

#### BEDROOM ONE 4.12 x 2.73 (13'6" x 8'11")

Measurements exclude twin built-in wardrobes, radiator and double glazed window to the rear elevation.



**BEDROOM TWO 3.67 x 2.68 (12'0" x 8'10")**

Measurements exclude a built-in wardrobe with bi-folding doors, radiator and double glazed window to the rear elevation.

**BEDROOM THREE 3.36 x 2.52 (11'0" x 8'3")**

Measurements excluding built-in wardrobes, radiator and double glazed window to the front elevation.

**BEDROOM FOUR 2.42 x 1.93 (7'11" x 6'4")**

Measurements excluding a built-in wardrobe. Currently being used as a study, radiator and double glazed window to the rear elevation.

**FAMILY BATHROOM 3.98 x 2.53 (13'1" x 8'4")**

The original family bathroom and en-suite shower room have been combined to create a fantastic open-plan family bathroom incorporating a separate walk-in wet room. Fully tiled with contrasting cream and beige stone effect tiling with a panelled bath with chrome mixer tap and shower attachment, low level wc and a vanity hand wash basin with cupboard below. Extractor fan, chrome heated towel rail and two double glazed windows to the front elevation.

**OUTSIDE****FRONT**

The property enjoys an enviable position whilst situated at the end of this highly regarded Chells Manor cul-de-sac with the added advantage of a vast tarmac frontage creating a wide driveway providing off-road parking for several vehicles whilst leading to a double width integral garage, mature clipped boundary hedging with artificial lawn leading to the front of the property. Wide paved terrace to the side of the property providing gated access to the rear garden with a personal door to the double garage.

**DOUBLE GARAGE**

A double integral garage with twin doors, one of which is an automatic remote roller door. Power and light. The garage has been temporarily converted for the use as a home office but could easily be reinstated to a full double garage if so required.

**REAR GARDEN**

Landscaped low maintenance rear garden with an attractive grey limestone paved terrace with the garden beyond laid to an artificial lawn. Garden enclosed by wooden panelled fencing with a private aspect backing onto a tree-lined lane to the rear with wide access to the side of the property with personal door to the garage. Gated access to the front.

**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 "C".











