



PUTTERILLS

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86 Serpentine Close
Great Ashby, Stevenage SG1 6AR
£549,995

SIX BEDROOM DETACHED FAMILY HOME ENJOYING AN UNRIVALLED LOCATION ON THE OUTSKIRTS OF GREAT ASHBY ADJACENT TO WOODLAND JUST A STONES THROW FROM THE POPULAR DISTRICT PARK.

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In our professional opinion, this substantial six bedroom detached family home enjoys one of the best locations within the whole of Great Ashby. Tucked away at the end of a "private" shingled driveway serving just one other property whilst enjoying an unrivalled semi-rural location with uninterrupted views across mature woodland adjacent to the popular Great Ashby District Park. The accommodation is arranged over three floors whilst comprising a wide welcoming hallway, a most comfortable spacious lounge, generous separate dining room, double glazed conservatory and a sleek modern refitted family kitchen. In addition there is a downstairs cloakroom/wc whilst the single integral garage has been temporarily converted to create a utility area. The first floor landing serves four bedrooms with the master bedroom benefiting from an en-suite shower room with the addition of a family bathroom, the second floor landing provides access to two further bedrooms, one of which is a generous double room. The rear garden is a further highlight of the property being of excellent proportions for a property in Great Ashby whilst benefiting from a sunny private aspect with feature raised entertaining decking to one corner. The front of the property provides an excellent degree of parking combining both shingle and a block paved driveway to provide parking for several vehicles whilst enjoying unrivalled views to mature woodland opposite. Further practical benefits include gas fired central heating and UPVC double glazing. Viewing is highly recommended to fully appreciate the rare nature of this desirable location.

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 leaded light double glazed side window opening to:

RECEPTION HALLWAY

A wide welcoming reception hallway finished with stylish cream porcelain polished floor tiles, radiator with bespoke cover, alarm control panel, understairs storage recess and doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a white two-piece suite comprising a low level wc, pedestal hand

wash basin, grey tiled flooring and marble effect tiled splashbacks with border tile. Radiator and extractor fan.

LOUNGE 6.06 x 3.56 (19'11" x 11'8")

A most comfortable room of excellent proportions featuring a cream natural stone fireplace with an inset living flame gas fire, TV and phone points and two radiators. Leaded light double glazed bay window to the front elevation and a further double glazed window to the side.

DINING ROOM 3.56 x 2.88 (11'8" x 9'5")

Ample space for family dining table finished with wooden laminate flooring, radiator with bespoke cover and double glazed french doors with side windows opening to the conservatory.

CONSERVATORY 4.38 x 3.63 (14'4" x 11'11")

A most spacious conservatory providing a versatile range of uses, of UPVC double glazed construction with an apex vented heat-reflective roof with double glazed windows overlooking the garden, TV point and double glazed french doors to the rear.

KITCHEN / BREAKFAST ROOM 4.61 x 3.18 (15'1" x 10'5")

Refitted with a modern sleek range of white gloss handleless base and eye level units and drawers extending to a matching kitchen island finished with deep black polished granite work surfaces with an inset white ceramic sink unit with chrome mixer tap. Space and plumbing for washing machine, dishwasher and an American style fridge/freezer with an integrated AEG stainless steel double oven with a touch-sensitive electric hob with a black and glazed extractor canopy over. Polished porcelain floor tiles complemented by glazed splashbacks with LED under-unit and downlighters. Cupboard housing wall mounted gas fired boiler, radiator, double glazed door opening to the side and rear garden, double glazed window to the rear elevation and personal door to the garage.

FIRST FLOOR LANDING

Staircase continuing to the second floor, radiator, airing cupboard housing hot water cylinder. Doors to:

BEDROOM ONE 3.82 x 3.56 (12'6" x 11'8")

Measurements exclude twin built-in double wardrobes, radiator, TV aerial point and leaded light double glazed window to the front elevation with views to woodland opposite. Door to:

EN-SUITE SHOWER ROOM 3.55 x 1.32 (11'8" x 4'4")

Fitted with a white three-piece suite comprising a low level wc, pedestal hand wash basin and walk-in shower cubicle with fitted shower, marble effect tiled walls with decorative border tile, natural stone effect tiled flooring, radiator, shaver point, extractor fan, downlighters and double glazed window to the side elevation.

BEDROOM TWO 3.56 x 2.87 (11'8" x 9'5")

Radiator and double glazed window to the rear elevation.

BEDROOM THREE 3.90 x 2.61 (12'10" x 8'7")

Radiator and leaded light double glazed window to the front elevation.

BEDROOM FOUR 2.61 x 1.88 (8'7" x 6'2")

Currently used as a study with a radiator and double glazed window to the rear elevation.

FAMILY BATHROOM 2.00 x 1.88 (6'7" x 6'2")

Fitted with a modern white three-piece suite comprising a panelled bath with chrome mixer tap and shower attachment, pedestal hand wash basin, low level wc, marble effect tiled walls with border tile, natural stone effect tiled flooring, radiator, shaver point, extractor fan, downlighters and double glazed window to the rear elevation.

SECOND FLOOR LANDING

Downlighters, eaves loft storage cupboard and doors to:

BEDROOM FIVE 4.66 x 4.00 (15'3" x 13'1")

Of excellent proportions, measurements excluding a built-in double wardrobe with mirrored doors and a sealed unit double glazed Velux window to the rear elevation with further double glazed window to the side elevation. Radiator.

BEDROOM SIX 3.41 x 2.70 (11'2" x 8'10")

Currently being used as a dressing room with a radiator and double glazed window to the side elevation.

OUTSIDE**FRONT**

The property is situated at the end of Serpentine Close, accessed via a private shingled driveway serving just two properties whilst enjoying pleasant views to mature woodland opposite, adjacent to Great Ashby District Park.

PARKING

The property benefits from a substantial block paved and shingle frontage providing off-road parking for several vehicles with gated access to the rear garden.

GARAGE

An integral single garage with up and over door, power and light. The garage has been temporarily converted to create a utility area if so required.

REAR GARDEN

A larger than average rear garden for a property of this type enjoying a private sunny aspect with a wide block paved terrace across the width of the garden with a dwarf decorative wall with steps and wrought iron gate providing access to a level lawn, wooden shed to one corner and raised entertaining wooden decking with glazed balustrades providing ideal space for Al fresco dining. The remainder of the garden

enclosed by wooden panelled fencing with mature trees creating an excellent degree of privacy with outside tap and power. Gated access to the front of the property with useful storage shed to the opposite side.

TENURE and COUNCIL TAX

The Tenure of this property is FREEHOLD. The Council Tax Band is "F" and the amount payable for the year 2018/19 is £2,439.55.









