



PUTTERILLS

est. 1992

27 Spencer Way  
Stevenage SG2 8GD  
**£375,000**

## MODERN, OPEN-PLAN THREE BEDROOM SEMI-DETACHED, METICULOUSLY MAINTAINED, WITHIN CONVENIENT SOUTH STEVENAGE LOCATION.

Built by the well regarded developer, Hill Residential in 2013, this spacious three bedroom semi-detached home offers an immaculate contemporary designed and decorated open-plan arrangement of accommodation enhanced further by a part walled rear garden with a double width block paved driveway beyond. The property is conveniently situated in this small modern residential development, situated just off the highly regarded Hertford Road. The accommodation comprises a generous reception hallway, downstairs cloakroom/wc, a modern open-plan lounge/dining room, contemporary fitted kitchen with integrated appliances, first floor landing leading to three generous bedrooms with the master bedroom featuring built-in wardrobes, spacious en-suite shower room and a well appointed modern family bathroom. Further practical benefits include the balance of the original 10 year NHBC Guarantee, UPVC double glazing, gas fired central heating and energy saving solar panels to the roof.. The property is within a 20 minute walk via a bridle path to Knebworth railway station with a good service to and from Kings Cross in just 24 minutes. 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 opening to:

#### RECEPTION HALLWAY 3.32 x 2.83 (10'11" x 9'3")

A wide welcoming reception hallway finished with stylish wooden effect

Karndean flooring, radiator, downlighters, central heating thermostat, telephone point, staircase rising to the first floor and double glazed window to the side elevation. Door to:

#### DOWNSTAIRS CLOAKROOM / WC 1.90 x 1.45 (6'3" x 4'9")

A generous downstairs cloakroom fitted with a white two-piece suite comprising a low level wc with a concealed cistern with chrome push button flush set to an oak effect vanity shelf with a vanity hand wash basin to one side with chrome mixer tap, natural stone effect tiled splashbacks and flooring, downlighters, radiator and double glazed window to the front elevation.

#### LOUNGE / DINING ROOM 5.67 x 5.47 (18'7" x 17'11")

A most impressive open-plan main living area combining both seating and dining areas whilst featuring a continuation of the stylish wooden effect Karndean flooring, useful storage cupboard, two radiators, TV and phone points, double glazed picture window overlooking the rear garden with double glazed french doors opening onto the patio. Square arch to:

#### KITCHEN 3.32 x 2.51 (10'11" x 8'3")

Fitted with a comprehensive range of white base and eye level units and drawers finished with wooden effect work surfaces with matching upstands and an inset one and half bowl stainless steel sink unit with chrome mixer tap. A comprehensive range of integrated Indesit appliances include a glazed and stainless steel oven, ceramic touch-

sensitive four-ring electric hob with a stainless steel splashback and extractor canopy above, fridge/freezer, dishwasher and washer/dryer. Continuation of stylish wooden effect Karndean flooring, under-unit and downlighters and double glazed window to the front elevation.

### **LANDING**

Access to the boarded loft space with retractable loft ladder, airing cupboard housing the hot water tank and laundry shelves, radiator, double glazed window to the side elevation and doors to:

### **BEDROOM ONE 3.80 x 3.75 (12'6" x 12'4")**

Measurements exclude a built-in double wardrobe, radiator and double glazed window to the front elevation. Door to:

### **EN-SUITE SHOWER ROOM 2.35 x 1.58 (7'9" x 5'2")**

Fitted with a modern white three-piece suite comprising a low level wc with a concealed cistern behind natural stone effect tiling with wooden effect vanity shelf over with an inset chrome push button flush, vanity hand wash basin to one side with chrome mixer tap, double width walk-in shower cubicle with thermostatic chrome shower, continuation of natural stone effect tiled splashbacks and flooring. Chrome heated towel rail, shaver point, downlighters, extractor fan

and double glazed window to the front elevation.

### **BEDROOM TWO 3.75 x 3.15 (12'4" x 10'4")**

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

### **BEDROOM THREE 3.01 x 2.21 (9'11" x 7'3")**

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

### **FAMILY BATHROOM 2.15 x 2.01 (7'1" x 6'7")**

Fitted with a modern white three-piece suite comprising a low level wc with concealed cistern behind natural stone effect tiling with wooden effect vanity shelf over with an inset chrome push button flush, vanity hand wash basin to one side with chrome mixer tap, panelled bath with chrome mixer tap and separate chrome thermostatic shower over with fitted shower screen, continuation of natural stone effect tiled splashbacks and flooring. Chrome heated towel radiator, shaver point, downlighters and extractor fan.

### **OUTSIDE**

#### **FRONT**

The property enjoys a pleasant position whilst situated opposite a small green interspersed with semi-mature trees with the front garden

laid to lawn with the pathway extending to the storm porch and front door with carriage light.

### **REAR GARDEN**

A further highlight of the property with the majority of the garden enclosed by attractive brick retaining walls with a paved patio and pathway extending to an enclosed bin store and gated access to the parking at the rear. The remainder of the garden laid predominantly to lawn with shrub borders.

### **PARKING**

Double width block paved driveway to the rear of the garden providing off-road parking for two vehicles.

### **AGENTS NOTE**

It is worthy of note that the cloakroom has a capped off concealed drain beneath the tiled floor for a future shower room conversion. The living room and bedroom two have a space provided for a future lift to be installed for wheelchair access to the upper floor, the stairs are wide enough and have a power point for a future stair lift. There is also a capped off gas point for a gas hob conversion if required.

### **TENURE, COUNCIL TAX AND EPC**

The Tenure of this property is FREEHOLD.

The Council Tax Band is "D" and the amount payable for the year 2018/19 is £1,688.92.

The EPC Rating is "B".

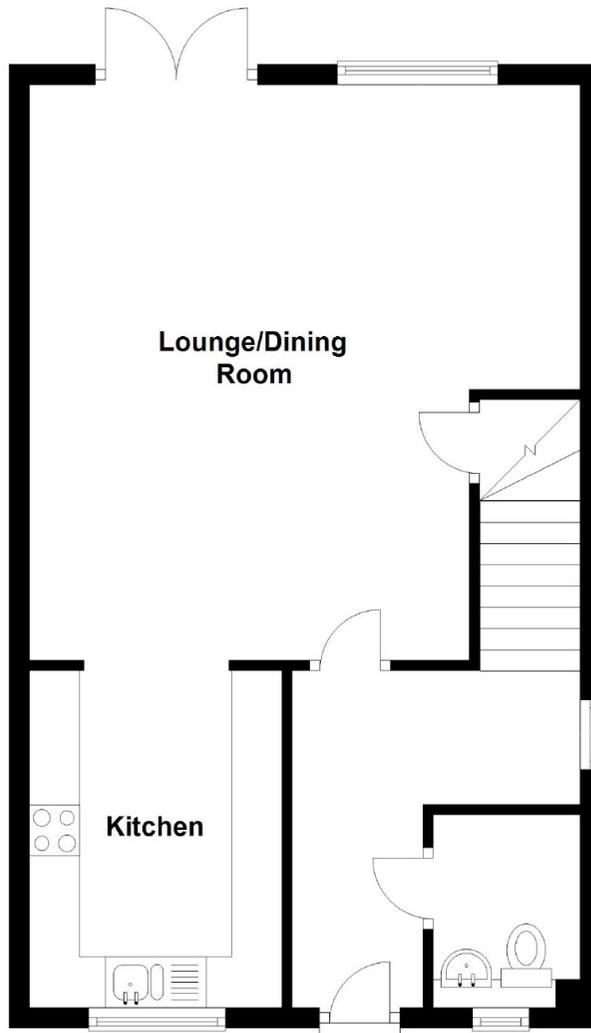




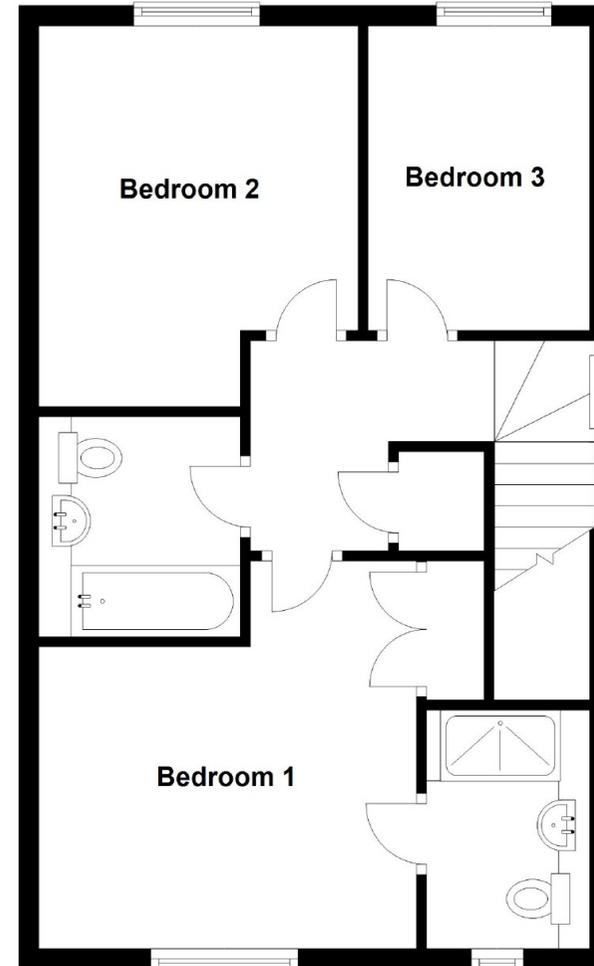




## Ground Floor



## First Floor



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