



PUTTERILLS

est. 1992

Camelot, Southsea Road, Stevenage SG1 2PH  
**£469,995**

## CONVENIENTLY SITUATED AND EXTENDED FOUR BEDROOM DETACHED FAMILY HOME WITH IMPRESSIVE LANDSCAPED PRIVATE REAR GARDEN INCLUDING AN IMPRESSIVE GARDEN OFFICE.

A deceptively spacious extended four bedroom detached family home enjoying the benefit of a most generous private landscaped rear garden with an impressive fully functional "Garden Office" the practical advantage of a sizeable single garage and driveway for up to three vehicles. The property has been significantly improved by the current owners benefiting from a contemporary stylish finish throughout. "Camelot" is conveniently situated at the entrance to this well regarded Fishers Green turning within walking distance of the historic Old Town High Street and mainline railway station with direct trains to Kings Cross in approximately 23 minutes. The accommodation comprises a wide welcoming reception hallway, downstairs cloakroom/wc, generous lounge opening to a family/playroom overlooking the rear garden, modern fitted kitchen and a separate dining room. The first floor landing provides access to four bedrooms, three of which are generous double rooms and an en-suite shower room to the master bedroom and a family bathroom. Further benefits include gas fired central heating and double glazing. 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 and side windows opening to:

#### ENTRANCE HALLWAY 2.01 x 1.72 (6'7" x 5'8")

Finished with stylish wooden effect flooring, coat hanging space,

downlighters, radiator and doors to:

#### DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc and a wall mounted hand wash basin, continuation of stylish wooden effect flooring, downlighters, radiator and double glazed window to the front elevation.

#### LOUNGE 5.18 x 3.75 (17'0" x 12'4")

A most comfortable room of excellent proportions finished with stylish wooden flooring whilst featuring an attractive limestone fireplace with an inset living flame gas fire, wall lights, radiator with bespoke cover and double glazed window to the side elevation. Oak glazed double doors opening to:

#### FAMILY / PLAYROOM 4.41 x 3.20 (14'6" x 10'6")

Featuring a continuation of the stylish wooden flooring and wide double

glazed french doors with side windows opening onto the rear decking and garden beyond with further double glazed french doors to the side, downlighters and radiator with bespoke cover.

#### DINING ROOM 3.61 x 2.78 (11'10" x 9'1")

Finished with stylish oak effect flooring, measurements include the staircase rising to the first floor, radiator with bespoke cover, double glazed window to the front elevation and door to:

#### KITCHEN 3.61 x 2.88 (11'10" x 9'5")

Fitted with a comprehensive range of sleek cream gloss base and eye level units and drawers finished with wooden grain effect square edge work surfaces and an inset stainless steel sink unit with mixer tap. A range of appliances include an integrated slimline dishwasher, stainless steel and



glazed double oven with electric hob and extractor canopy above, space and plumbing for washing machine and fridge/freezer. Stylish ceramic tiled flooring, white tiled splashbacks, downlighters, under-unit and plinth low level lighting and useful understairs storage cupboard. Double glazed window and door to the rear elevation.

### **FIRST FLOOR LANDING**

Wooden effect flooring, radiator and doors to:

### **BEDROOM ONE 3.94 x 3.21 (12'11" x 10'6")**

Finished with stylish wooden effect flooring, measurements excluding a built-in double wardrobe whilst including the en-suite shower room with a radiator and double glazed window to the rear elevation.

### **EN-SUITE SHOWER ROOM**

Fitted with a low level wc and a pedestal hand wash basin, walk-in shower cubicle with fitted shower, chrome heated towel rail, ceramic tiled flooring, extractor fan and double glazed window to the side elevation.

### **BEDROOM TWO 3.85 x 3.08 (12'8" x 10'1")**

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

### **BEDROOM THREE 3.07 x 2.62 (10'1" x 8'7")**

Measurements excluding a built-in wardrobe across the width of the room, radiator, wooden laminate flooring and double glazed window to

the front elevation.

### **BEDROOM FOUR 2.54 x 2.35 (8'4" x 7'9")**

Wooden laminate flooring, double glazed window to the side elevation. Sliding inter-connecting door opening to the master bedroom.

### **FAMILY BATHROOM 1.97 x 1.75 (6'6" x 5'9")**

Fitted with a white three-piece suite comprising a low level wc with push button flush, pedestal hand wash basin with chrome mixer tap, panelled bath with chrome mixer tap and separate shower over with fitted shower screen. Black slate effect tiled flooring, white tiled walls, downlighters, radiator and double glazed window to the rear elevation.

## **OUTSIDE**

### **FRONT**

The property is situated close to the entrance to the turning, set back from the road behind a hard landscaped front garden with pathways and shingled borders enclosed by dwarf brick retaining walls with pathway extending to the front door.

### **DRIVEWAY**

Block paved driveway to the side of the property providing off-road parking for up to three vehicles with gated access to the rear garden with the driveway leading to the garage.

## **GARAGE**

A sizeable single garage with up and over door.

## **REAR GARDEN**

A further highlight of the property is the generous landscaped rear garden enjoying a sunny private aspect, of excellent proportions for a property of this type with two raised entertaining wooden decked areas with uplighters with a central curved lawn flanked by shrub and shingle borders, paved terrace with wooden decked pathway extending to the garden/home office/studio (possibly available by separate negotiation). The remainder of the garden enclosed by wooden panelled fencing with gated access to the front.

### **GARDEN OFFICE 3.37 x 2.39 (11'1" x 7'10")**

An impressive contemporary designed "Garden Office" as featured on TV. Built with Grey double glazed windows and sliding doors with stylish wooden panelled exterior. Fully functional, hardwired Internet connection and electric heating. Ideal for working from home whilst offering a variety of potential alternative uses.

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

The Tenure of the property is FREEHOLD.

The Council Tax Band is "E" and the amount payable for the year 2018/19 is £2064.24.

The EPC Rating is "D".













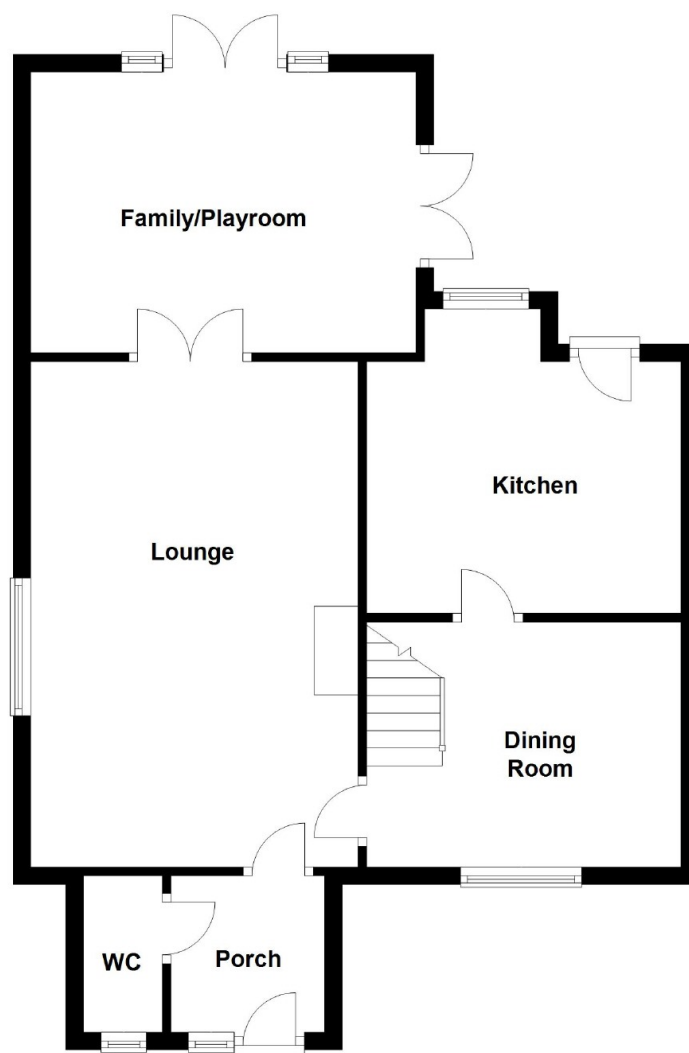




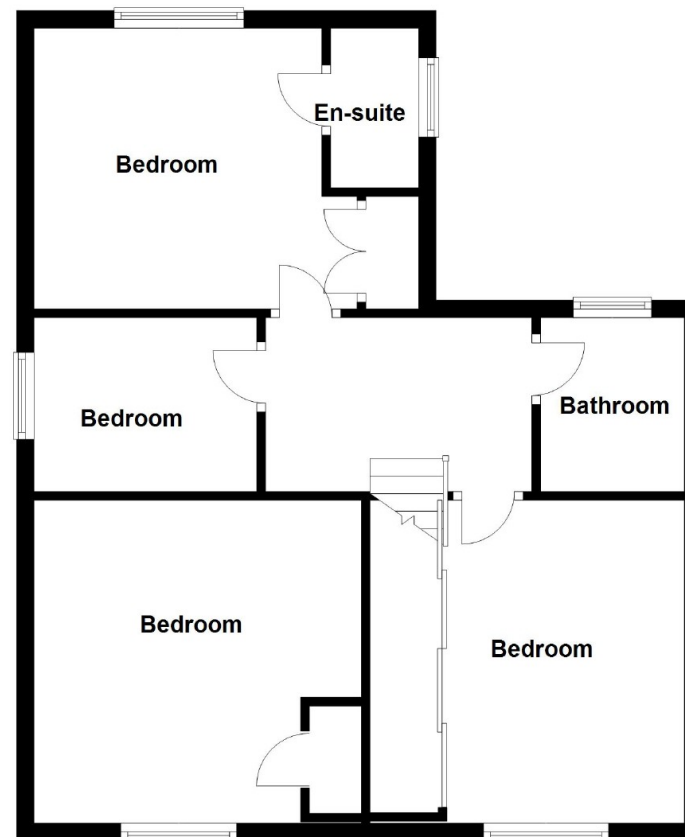




**Ground Floor**



**First Floor**



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