



PUTTERILLS

— est. 1992 —

16 Rookery Close  
Walkern SG2 7NL

**Offers in excess of £599,995**

**"BARN CONVERSION STYLE" FAMILY HOME OFFERING A MOST SPACIOUS, BEAUTIFULLY PRESENTED ARRANGEMENT OF ACCOMMODATION WITHIN HIGHLY REGARDED COURTYARD DEVELOPMENT ON THE EDGE OF WALKERN VILLAGE.**

Enjoying a semi-rural location on the edge of this highly regarded Village, a rare opportunity to purchase a three/four bedroom "Barn conversion" style family home within this sought-after courtyard development. Built by Leach Homes to a period design, the property blends character features with stylish contemporary design creating a beautiful home with a deceptively spacious arrangement of accommodation over two floors. The property enjoys a pleasant position at the end of the courtyard with an established private garden enjoying an excellent degree of privacy. The accommodation comprises a wide welcoming reception hallway, a most comfortable generous lounge, separate dining/family room, study, downstairs cloakroom/wc, remodelled kitchen/breakfast room, first floor landing leading to three generous double bedrooms, two of which have built-in wardrobes, remodelled en-suite shower room to the master bedroom and a well appointed family bathroom. Further practical benefits include sealed unit double glazing and gas fired central heating with the addition of an open fronted car port with secure storage cupboard beyond and additional parking for one further vehicle to the front. Viewing 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**

Hardwood sealed unit double glazed panelled front door opening to:

#### **RECEPTION HALLWAY 4.05 x 3.10 (13'3" x 10'2")**

A wide welcoming reception hallway finished with stylish oak flooring,

attractive staircase rising to the first floor, useful understairs storage, additional coats/shoe storage cupboard, central heating thermostat, oak panelled doors to:

#### **DOWNSTAIRS CLOAKROOM / WC**

Fitted with a white suite comprising a low level wc with push button flush, wall mounted hand wash basin with chrome mixer tap and tiled splashbacks, radiator, extractor fan and ceramic tiled floor.

#### **LOUNGE 5.08 x 4.23 (16'8" x 13'11")**

Of excellent proportions with measurements excluding a useful built-in cupboard with sealed unit double glazed french doors with full height side windows opening directly onto the rear terrace and garden, TV aerial point and radiators.

#### **DINING / FAMILY ROOM 3.66 x 3.11 (12'0" x 10'2")**

Measurements exclude a further built-in cupboard. A flexible additional reception room currently being used as a family room with a radiator and sealed unit double glazed window to the front elevation.

### **AGENTS NOTE**

The dining/family room could be used as a fourth bedroom if so required.

#### **STUDY 2.51 x 1.89 (8'3" x 6'2")**

With a radiator and sealed unit double glazed window to the front elevation.

#### **KITCHEN / BREAKFAST ROOM 5.05 x 2.80 (16'7" x 9'2")**

Recently remodelled with a comprehensive range of base and eye level units and drawers finished with wooden butchers block effect rolled edge work surfaces with an inset one and half bowl stainless steel sink unit with mixer tap. A range of integrated appliances include a dishwasher,



washing machine, fridge/freezer, Neff stainless steel and glazed double oven with a Neff four-ring gas hob and extractor canopy above, mosaic effect tiled splashbacks, downlighters, stylish ceramic floor tiles and radiator. Ample space for dining table, further downlighters, sealed unit double glazed window to the front elevation and sealed unit double glazed french doors to the rear terrace and garden beyond.

### **FIRST FLOOR LANDING**

Radiator, access to the boarded loft space offering additional storage space, airing cupboard housing hot water tank and laundry shelves, further storage cupboard to the side and doors to:

### **BEDROOM ONE 5.02 x 4.30 (16'6" x 14'1")**

Measurements taken into door recess whilst exclude twin built-in double wardrobes, radiator and sealed unit double glazed window to the rear elevation. Door to:

### **EN-SUITE SHOWER ROOM 2.28 x 1.92 (7'6" x 6'4")**

Remodelled with a modern white three-piece suite comprising a vanity hand wash basin with chrome mixer tap and vanity drawers below, low level wc with push button flush and a walk-in shower cubicle with fitted shower. White tiled walls to half-height with contrasting mosaic border tile, ceramic tiled flooring, chrome heated towel rail, natural lightwell with

Velux sun tunnel, downlighters and extractor fan.

### **BEDROOM TWO 4.29 x 2.61 (14'1" x 8'7")**

A further double bedroom with measurements excluding a built-in double wardrobe, radiator and sealed unit double glazed window to the front elevation.

### **BEDROOM THREE 4.27 x 2.77 (14'0" x 9'1")**

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

### **FAMILY BATHROOM 2.20 x 1.80 (7'3" x 5'11")**

Remodelled with a modern white three-piece suite comprising a panelled bath with chrome mixer tap and shower attachment with bi-folding shower screen, low level wc with push button flush and a vanity hand wash basin with chrome mixer tap and vanity cupboard below. Natural stone effect ceramic tiled walls to half height with complementary ceramic floor tiling, chrome heated towel radiator, downlighters, extractor fan, natural lightwell with Velux sun tunnel.

### **OUTSIDE**

#### **FRONT**

The property enjoys a pleasant courtyard position located at the end of the development behind a stocked deep slate border with path extending to the storm porch with carriage light leading to the front door with gated

access to the rear garden.

### **CAR PORT**

Open fronted single car port with a secure double storage cupboard beyond with additional parking for a further vehicle to the front of the car port.

### **REAR GARDEN**

The property enjoys the benefit of an established landscaped rear garden, laid predominantly to lawn with an extensive limestone paved terrace across the full width of the property with well stocked shrub borders. Garden enclosed by a combination of picket style fencing and mature hedgerow to the rear with a useful wooden garden shed, gated access to the front, outside tap and light, enjoying a private sunny aspect backing on stables menage with countryside beyond.

### **AGENTS NOTE**

There is a monthly charge of £17.79 towards the upkeep of the communal areas. The vendors plan to retain three of the four rose bushes in the back garden and as such are excluded from the sale.

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

The Tenure of this property is FREEHOLD.

The Council Tax Band is "F" . The amount payable for the year 2018/19 is £2439.55.

The EPC Rating is: C.







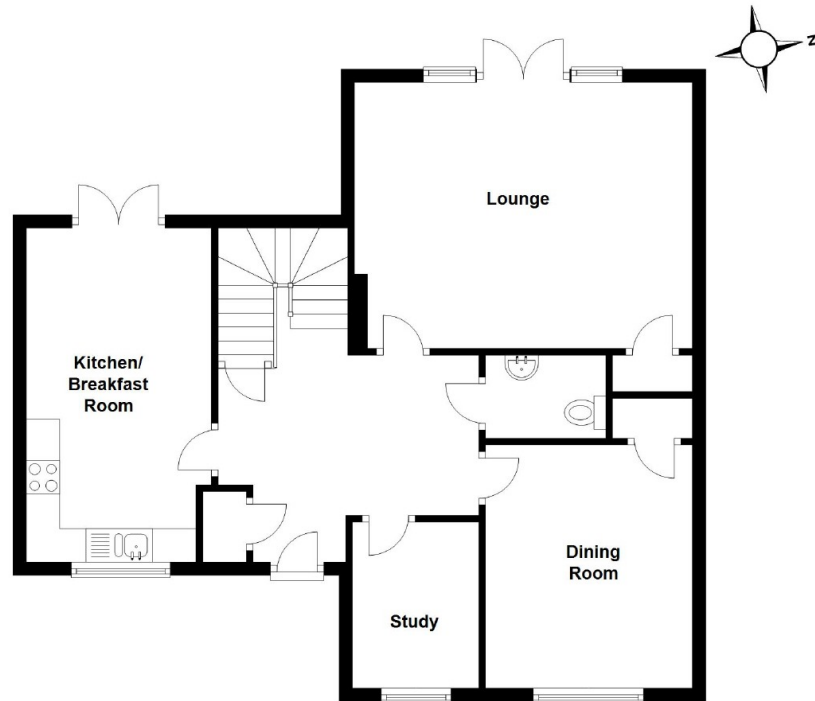




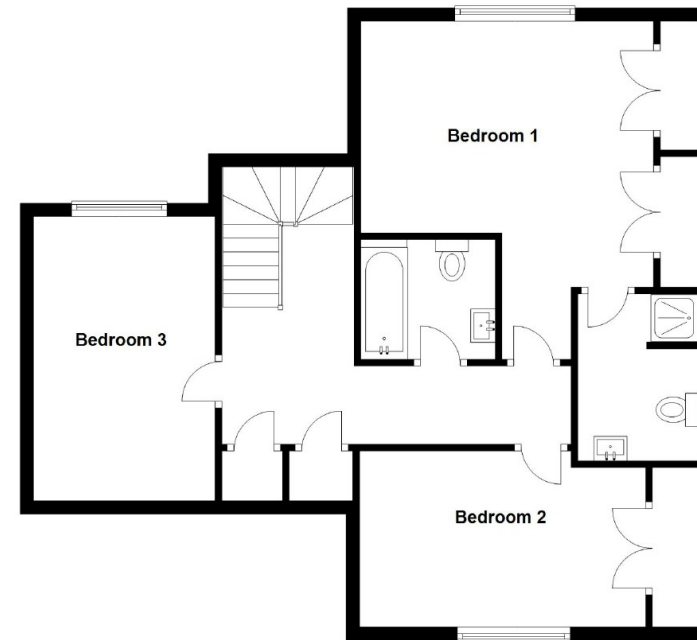




Ground Floor



First Floor



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EST. 1992

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