



PUTTERILLS

EST. 1992

33 Beane Avenue, Stevenage, SG2 7DL  
**£380,000**

## MODERN FOUR BEDROOM SEMI DETACHED HOME ENJOYING A PLEASANT LOCATION WITHIN HIGHLY REGARDED CHELLS MANOR CUL DE SAC ON THE EASTERN OUTSKIRTS OF THE TOWN

A rare opportunity to purchase a substantial four bedroom semi-detached home situated within a highly regarded Chells Manor cul-de-sac on the eastern outskirts of Stevenage. This style of property was originally built as both a semi and detached home and as such offers a most spacious arrangement of accommodation with the addition of a substantial conservatory to the rear of the property. The current owners have replaced the original kitchen and bathroom whilst the property enjoys the advantage of a well maintained private rear garden, leaded light double glazed windows, gas fired central heating and a single garage and driveway to the side of the property. In full the accommodation comprises a wide welcoming reception hallway, downstairs cloakroom/wc, a most comfortable well proportioned lounge, separate dining room, conservatory, modern fitted kitchen with integrated appliances, first floor landing leading to four generous bedrooms with substantial range of built-in wardrobes to the master bedroom and a refitted 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

Leaded light double glazed front door with leaded light side window opening to:

### RECEPTION HALLWAY

Stylish oak effect flooring, central heating thermostat, radiator and staircase rising to the first floor with recess and storage cupboard below. Doors to:

### DOWNSTAIRS CLOAKROOM / WC

Continuation of oak effect flooring and fitted with a low level wc and wall mounted hand wash basin. Radiator and leaded light double glazed window to the front elevation.

### KITCHEN 4.21 x 2.41 (13'10" x 7'11")

Refitted with a sleek range of handleless white gloss base and eye level units and drawers finished with Blanco square edged granite work surfaces with an inset one and half

bowl stainless steel sink unit with mixer tap. A range of integrated appliances include a dishwasher, stainless steel and glazed double oven with a separate touch-sensitive electric ceramic hob with stainless steel and glazed extractor canopy above and integrated fridge/freezer. A further tall utility style cupboard and an eye level cupboard housing the wall mounted gas fired boiler,. Black and grey contrasting tiled splashbacks, continuation of oak effect flooring, downlighters and leaded light double glazed door and side window opening to the rear garden.

### LOUNGE 4.21 x 4.20 (13'10" x 13'9")

A most comfortable room of excellent proportions featuring a brick tiled recessed fireplace with



an inset living flame gas fire, double doors opening to the dining room, radiator and leaded light double glazed sliding patio doors and window to the conservatory.

**CONSERVATORY 4.21 x 3.75 (13'10" x 12'4")**

A substantial conservatory of wooden grain effect UPVC double glazed construction with a radiator, windows to the rear and side with doors opening to the garden with exposed wooden floorboards.

**DINING ROOM 3.00 x 2.41 (9'10" x 7'11")**

Dado rail, radiator and leaded light double glazed square bay window to the front elevation. Door to reception hallway.

**FIRST FLOOR LANDING**

Access to the loft space, airing cupboard housing hot water tank and laundry shelves. Doors to:

**BEDROOM ONE 2.62 x 2.74 (8'7" x 9'0")**

Measurements exclude a comprehensive range of built-in wardrobes with sliding mirrored doors across the full width of the room, wooden laminate flooring, radiator and leaded light double glazed window to the front elevation.

**BEDROOM TWO 3.03 x 2.41 (9'11" x 7'11")**

Wooden laminate flooring, radiator and leaded light double glazed window to the rear elevation.

**BEDROOM THREE 2.68 x 2.15 (8'10" x 7'1")**

Wooden laminate flooring, radiator and leaded light double glazed window to the rear elevation.

**BEDROOM FOUR 2.97 x 2.18 (9'9" x 7'2")**

Measurements include a cupboard over the stair housing, radiator and leaded light double glazed window to the front elevation.

**BATHROOM 3.01 x 1.46 (9'11" x 4'9")**

Refitted with a modern white three-piece suite comprising a low level wc with concealed cistern set behind white gloss panels with push button flush and black granite effect vanity shelf above, panelled bath to the side with chrome mixer tap with separate Mira shower over with a shower screen and a vanity hand wash basin with chrome mixer tap set to a granite effect vanity shelf with white gloss vanity cupboard below. Natural stone effect tiled walls with contrasting border tile with matching floor tiles. Chrome heated towel rail, downlighters and leaded light double glazed window to the rear elevation.

**OUTSIDE**

**FRONT**

The property is set back from the cul-de-sac behind a slate shingled front garden with shrub borders with steps to storm porch leading to the front door and gated access to the side of the property leading to the rear garden.

**DRIVEWAY**

Tarmac driveway providing off-road parking for one vehicle leading to the garage.

**GARAGE**

With metal up and over door, power and light, eaves storage space, personal door at the rear leading to a connected wooden garden shed opening to the rear garden.

**REAR GARDEN**

Attractive rear garden enjoying a private aspect with paved terracing and steps leading to a level lawn flanked by deep well stocked flower and shrub border with additional seating area, outside lighting and gated access to the front of the property

**TENURE AND COUNCIL TAX**

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



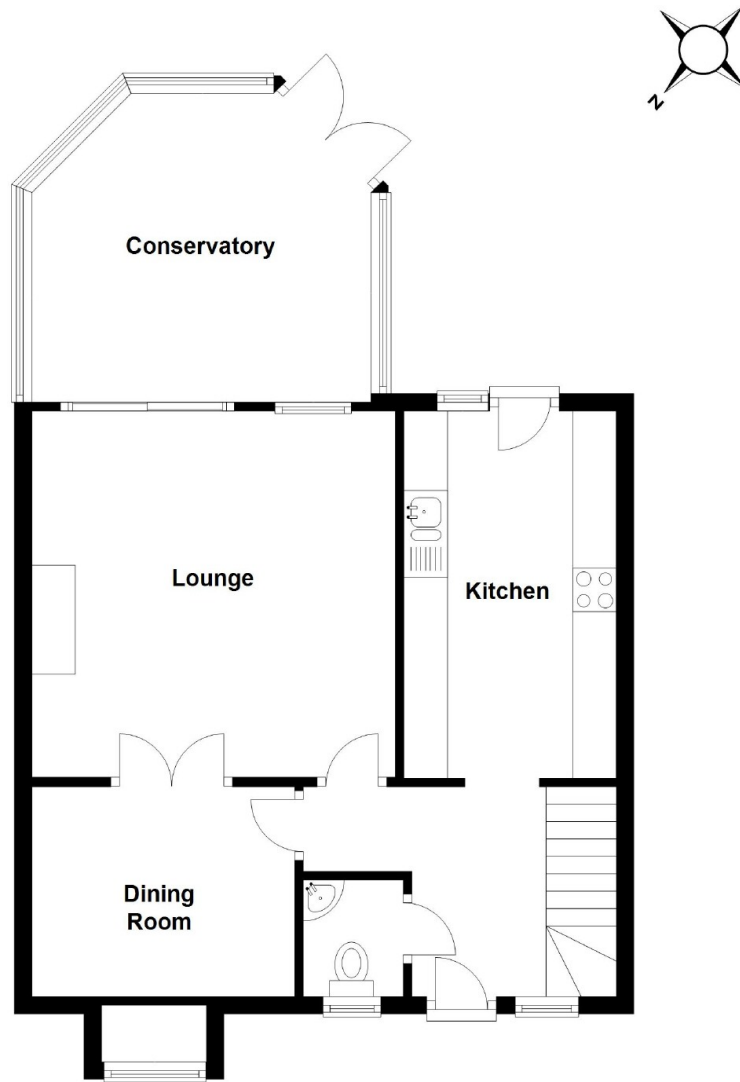








## Ground Floor



## First Floor



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