



PUTTERILLS

est. 1992

76 Douglas Drive, Stevenage SG1 5PH

**£279,995**

## WELL PRESENTED THREE BEDROOM MIDDLE ROW HOME WITH THE BENEFIT OF A SINGLE GARAGE WITHIN CLOSE PROXIMITY.

\* STAMP DUTY EXEMPT FOR FIRST TIME BUYERS \*

Enjoying a pleasant cul-de-sac position on the outskirts of Pin Green, within a short walk of Fairlands Valley Park, a well presented three bedroom middle row property with the advantage of a single garage within close proximity to the property. The accommodation comprises a reception hallway, downstairs cloakroom/wc, lounge, separate dining room, fitted kitchen, rear lobby/utility room, first floor landing leading to three bedrooms and a bathroom. Practical benefits include gas central heating and double glazing with gardens to both the front and rear. Viewing recommended.

### STEVENAGE

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 and local Schools. 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 to:

#### RECEPTION HALLWAY

Staircase rising to the first floor, telephone point, radiator, sliding door to the kitchen with further doors to:

#### DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc and a wall mounted hand wash basin, tiled flooring and double glazed window to the front elevation.

#### LOUNGE 5.10 x 3.23 (16'9" x 10'7")

Featuring an attractive pine fireplace with an inset living flame gas fire with granite hearth and surround, wooden laminate flooring, TV aerial point and double glazed window to the front elevation. Archway to:

#### DINING ROOM 4.44 x 2.77 (14'7" x 9'1")

Continuation of laminate flooring, space for table, radiator and double glazed window to the rear elevation. Arched serving hatch to the kitchen.

#### KITCHEN 3.50 x 3.00 (11'6" x 9'10")

Measurements taken into recess. Fitted with a range of white base and eye level units and drawers finished with grey rolled edge work surfaces with an inset white single sink unit with mixer tap, space and plumbing for a cooker, washing machine, dishwasher and under-counter fridge, useful understairs storage cupboard, wooden laminate flooring, radiator and double glazed window to the rear elevation.

#### REAR LOBBY / UTILITY ROOM 4.17 x 1.77 (13'8" x 5'10")

Space and plumbing for kitchen appliances, built-in storage shelves and tall utility

cupboard, double glazed window to the rear elevation and double glazed door to the side opening to the garden.

### FIRST FLOOR LANDING

Access to part-boarded loft space with loft ladder, airing cupboard with hot water tank and wall mounted gas fired boiler and laundry shelves. Doors to:

#### BEDROOM ONE 4.44 x 3.00 (14'7" x 9'10")

Measurements exclude built-in cupboard/wardrobe, radiator and double glazed window to the front elevation.

#### BEDROOM TWO 4.33 x 2.51 (14'2" x 8'3")

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

#### BEDROOM THREE 3.59 x 2.03 (11'9" x 6'8")

Measurements exclude a shelved storage cupboard, radiator and double glazed window to the rear elevation.

#### BATHROOM 2.05 x 1.67 (6'9" x 5'6")

Fitted with a low level wc, pedestal hand wash basin and wooden panelled bath with electric shower over, decorative tiled walls and flooring. Double glazed window to the front elevation.

## **OUTSIDE**

### **FRONT**

Front garden with pathway extending to the front door.

### **REAR GARDEN**

Laid to lawn with raised wooden decking, two garden sheds and pathway providing access to the rear of the property with garage beyond.

### **GARAGE**

Situated within close proximity to the property with up and over door.

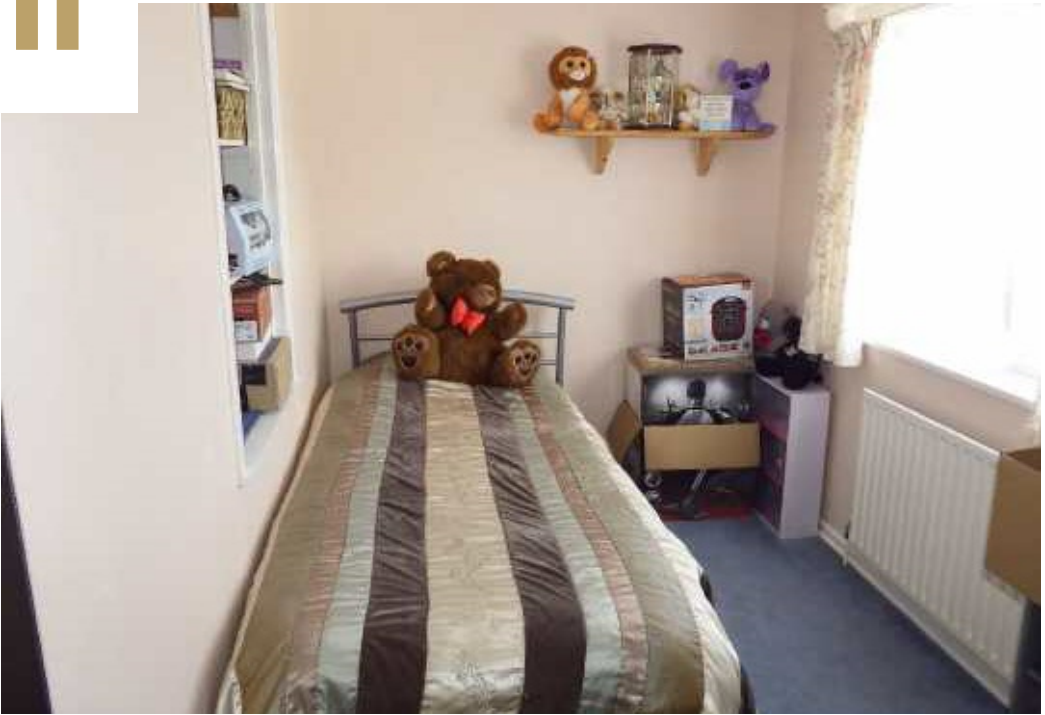
### **TENURE, COUNCIL TAX AND EPC**

The Tenure of this property is FREEHOLD.  
The Council Tax Band is "C" and the amount payable for the year 2018/19 is £1,501.26.  
The EPC Rating is: D.





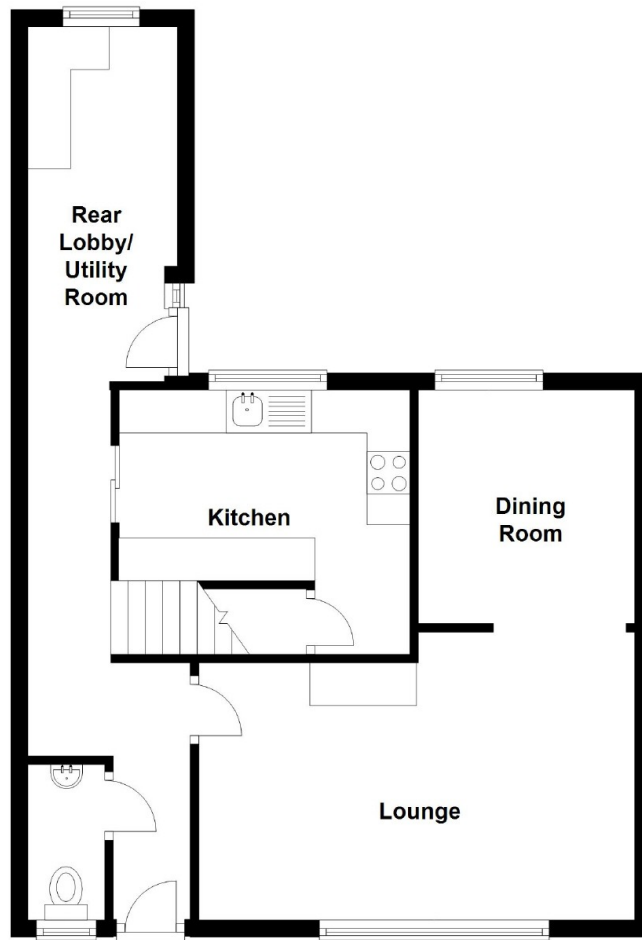




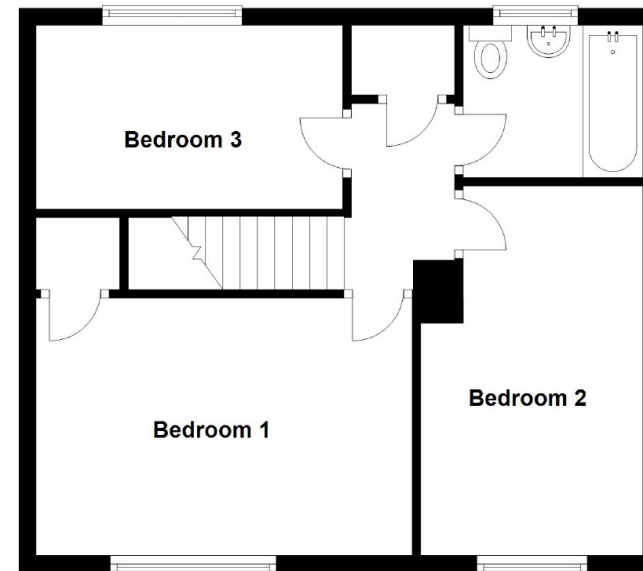




## Ground Floor



## First Floor



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