



## DECEPTIVELY SPACIOUS AND IMMACULATELY PRESENTED FOUR BEDROOM SEMI-DETACHED HOME BENEFITING FROM A PRIVATE REAR GARDEN, SINGLE GARAGE AND DRIVEWAY.

A fantastic opportunity to purchase a deceptively spacious immaculate modern four bedroom semi-detached family home with a most stylish well presented arrangement of accommodation over two floors with the advantage of a private rear garden, block paved driveway and attached single garage. The contemporary modern design comprises a reception hallway, downstairs cloakroom/wc, a generous lounge, a most impressive open-plan kitchen/dining room, first floor landing leading to four bedrooms, three of which are excellent double rooms with built in bedroom furniture, a well appointed en-suite shower room to the master bedroom and family bathroom. Further practical benefits include gas fired central heating and powder coated aluminium double glazed windows. The property is situated within the highly sought-after Chrysalis Park Development on the eastern outskirts of Stevenage. 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, a 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 opening to:

#### RECEPTION HALLWAY

A welcoming reception hallway with staircase rising to the first floor with storage cupboard to one side, central heating thermostat, downlighters, alarm control panel, oak veneered internal doors opening to:

#### DOWNSTAIRS CLOAKROOM / WC

Spacious cloakroom fitted with a white two-piece suite comprising a low level wc with

push button flush, pedestal hand wash basin with chrome mixer tap, radiator, tiled splashbacks and a double glazed window to the front elevation.

#### LOUNGE 6.08 x 4.95 (19'11" x 16'3")

A most comfortable room of excellent proportions featuring a double glazed square bay window to the front elevation and double glazed french doors with side windows opening onto the rear garden, two radiators, TV and phone points.

#### KITCHEN / DINING ROOM 5.52 x 3.41 (18'1" x 11'2")

A particular feature of the property is the generous open-plan kitchen/dining room fitted with a comprehensive range of gloss cream fronted base and eye level units and drawers finished with rolled edged wooden effect work surfaces with matching upstands and an inset one and half bowl stainless steel sink unit with mixer tap. A range of integrated appliances include a glazed and stainless steel double oven with a four-ring stainless steel gas hob, stainless steel splashback and extractor canopy above,

integrated fridge/freezer with space and plumbing for washing machine and dishwasher. Under-unit and downlighters, stylish cream ceramic tiled flooring, two radiators, ample space for dining table, double glazed door and window opening to the rear garden with a further double glazed window to the front elevation. Door to the garage.

#### FIRST FLOOR LANDING

Airing cupboard housing hot water tank and laundry shelves, radiator and double glazed window to the front elevation. Doors to:

#### BEDROOM ONE 3.96 x 3.36 (13'0" x 11'0")

Measurements include a comprehensive range of built-in bedroom furniture finished with stylish white gloss doors incorporating two single wardrobes with adjoining bedside cabinets with further eye level units above the double bed recess. Radiator and double glazed square bay window to the front elevation. Door to:

#### EN-SUITE SHOWER ROOM 2.07 x 1.51 (6'9" x 4'11")

Fitted with a white three-piece suite comprising a low level wc, pedestal hand wash basin and a corner shower cubicle with bi-folding screen and fitted shower, cream stone effect floor and wall tiles, chrome towel radiator, extractor fan, downlighters, shaver point and double glazed window to the rear elevation.

#### **BEDROOM TWO 2.81 x 2.55 (9'3" x 8'4")**

Measurements exclude a range of fitted wardrobes across the width of the room with sliding part-mirrored doors and feature LED plinth lighting, radiator and double glazed window to the side elevation.

#### **BEDROOM THREE 3.41 x 2.66 (11'2" x 8'9")**

Measurements include a substantial range of built-in bedroom furniture finished with wooden grain effect gloss doors incorporating two single wardrobes either side of the double bed recess with matching headboard and eye level cupboards above with chest of drawers opposite, radiator and double glazed window to the rear elevation.

#### **BEDROOM FOUR 3.20 x 2.08 (10'6" x 6'10")**

Radiator and double glazed window to the rear elevation.

#### **BATHROOM 2.97 x 2.41 (9'9" x 7'11")**

Fitted with a white three-piece suite comprising a panelled bath with mixer tap and separate shower over with fitted shower screen, pedestal hand wash basin and low level wc, natural stone effect floor and wall tiles, white towel radiator, extractor fan, downlighters, shaver point and double glazed window to the front elevation.

### **OUTSIDE**

#### **FRONT**

The property is situated on the corner of Monarch Rise and Birdwing Walk, set back

from the road behind a slate shingled and lawned front garden with a mature silver birch tree, pathway extending to storm porch with carriage light leading to the front door.

#### **DRIVEWAY**

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

#### **GARAGE 5.67 x 2.80 (18'7" x 9'2")**

Generous single garage with up and over door, fully plastered walls and ceiling with access to the loft space, fitted with a comprehensive range of kitchen units, currently being used as a utility room. Double glazed door providing access to the rear garden and personal door to the kitchen.

#### **REAR GARDEN**

Laid predominantly to lawn with a paved terrace and pathway extending to gated access to the front of the property and personal door to the garage, enclosed by wooden panelled fencing.

#### **AGENTS NOTE**

We are advised by the vendors that an annual fee is payable to Remus Management which is approx. £90. They maintain the following:

General Maintenance of the estate  
Gardening Landscaping  
Lighting and Electrical repairs

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

The Tenure of this property is FREEHOLD.  
The Council Tax Band is "E" . The amount payable for the year 2018/19 is £2064.24.  
The EPC rating is: C.





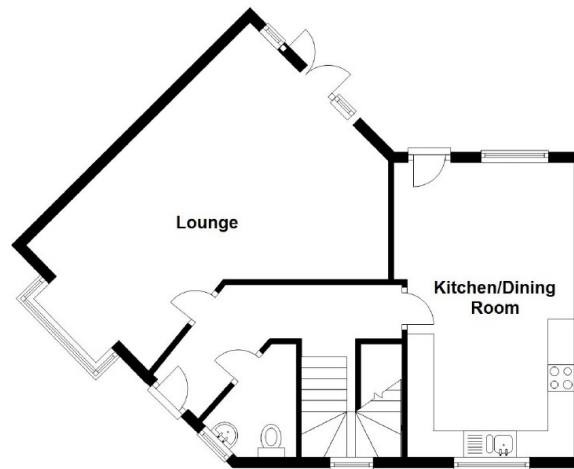








Ground Floor



First Floor



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