



PUTTERILLS

— est. 1992 —

109 Haycroft Road, Old Town, Stevenage SG1 3NQ  
**£359,995**



CONVENIENTLY LOCATED WITHIN A HIGHLY REGARDED OLD TOWN TURNING OFFERING AN IMMACULATE SPACIOUS ARRANGEMENT OF ACCOMMODATION WITH BLOCK PAVED DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING.

An attractive bay fronted semi-detached home enjoying a pleasant, convenient position at the top of this popular Old Town turning within walking distance of both the historic High Street and mainline railway station with the added advantage of a recently deep block paved frontage providing ample off-road parking and a pleasant landscaped rear garden enjoying a private aspect. The property is presented in excellent condition throughout and features attractive engineered oak flooring and leaded light double glazed windows with the practical benefit of gas fired central heating with a newly installed replacement boiler. In full the accommodation comprises a reception hallway, downstairs cloakroom/wc, a most comfortable lounge opening to a generous dining room with a modern fitted kitchen, first floor landing leading to three generous bedrooms and a well appointed modern 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, 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

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

#### RECEPTION HALLWAY

A welcoming reception hallway finished with attractive engineered oak flooring, radiator, staircase rising to the first floor with oak hand rail and balustrades with storage cupboard below housing the combination gas fired boiler, central heating thermostat, radiator and doors to:

#### DOWNSTAIRS CLOAKROOM / WC

Fitted with a modern white two-piece suite comprising a low level wc with push button flush, wall mounted hand wash basin with glazed tiled splashback, continuation of oak flooring and a leaded light double glazed window to the side elevation.

#### LOUNGE 3.96 x 3.83 (13'0" x 12'7")

A most comfortable room featuring an attractive decorative fireplace recess with continuation of oak flooring, radiator and a leaded light double glazed window to the front elevation. TV and telephone points and a square arch opening to:

#### DINING ROOM 3.36 x 3.06 (11'0" x 10'0")

Of excellent proportions featuring continuation of the stylish oak flooring with decorative fireplace with fitted shelves and cabinet to recess, radiator and leaded light double glazed french doors opening to the rear garden. The dining room opens through to the kitchen creating a modern open-plan feel to the ground floor accommodation.

#### KITCHEN 3.37 x 3.10 (11'1" x 10'2")

Fitted with a comprehensive range of light oak effect base and eye level units and

drawers finished with natural stone effect gloss rolled edge work surfaces with an inset circular sink unit with matching drainer and a counter mounted chrome mixer tap. Integral stainless steel and glazed double oven with a stainless steel four-ring gas hob and a stainless steel extractor canopy above, integrated dishwasher and washing machine, space for fridge/freezer. A peninsular breakfast bar naturally divides the kitchen from the dining room. Cream tiled flooring, natural stone effect tiled splashbacks, downlighters and a dual aspect provided by leaded light double glazed windows to both the rear and side elevations.

#### FIRST FLOOR LANDING

Continuation of oak flooring, attractive oak handrail and balustrades, access to the loft space, leaded light double glazed window to the side elevation and doors to:

#### BEDROOM ONE 3.63 x 3.4 (11'11" x 11'2")

A generous master bedroom with continuation of oak flooring, radiator and leaded light double glazed window to the front elevation.

### **BEDROOM TWO 3.35 x 3.31 (11'0" x 10'10")**

A further double bedroom featuring continuation of oak flooring, radiator and leaded light double glazed window to the rear elevation.

### **BEDROOM THREE 2.67 x 2.41 (8'9" x 7'11")**

A generous single bedroom currently being used as a study with continuation of oak flooring, radiator, TV and phone points and leaded light double glazed window to the rear elevation.

### **BATHROOM**

Fitted with a white three-piece suite comprising a low level wc with chrome push button flush, white tiled panelled bath with chrome taps and separate shower over with bi-folding screen, pedestal hand wash basin with chrome mixer tap, white tiled splashbacks with contrasting glazed mosaic border tile and slate tiled floor and a leaded light double glazed window to the front elevation.

### **OUTSIDE**

#### **FRONT**

A generous frontage to the property, recently block paved to provide ample off-road parking enclosed by wooden panelled fencing with stocked shrub borders, gated access and block paved pathway to the rear garden.

#### **REAR GARDEN**

A further highlight of the property is the generous rear garden enjoying a private aspect laid predominantly to lawn with a newly block paved patio the width of the property with sleepers and steps leading to a level lawn flanked by well stocked shrub borders with a feature Corkscrew willow tree with further raised decking and wooden

garden shed to the rear. Garden enclosed by wooden panelled fencing.

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

The Tenure of this property is FREEHOLD. The Council Tax Band is "D". The amount payable for the year 2018/19 is £1,688.92. The EPC Rating is: D.



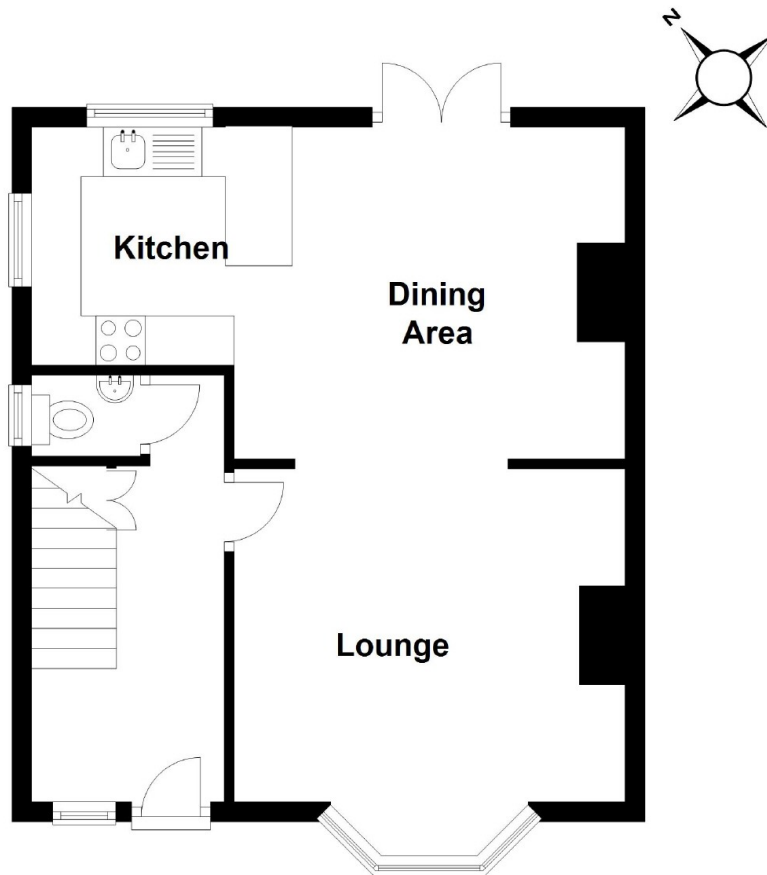




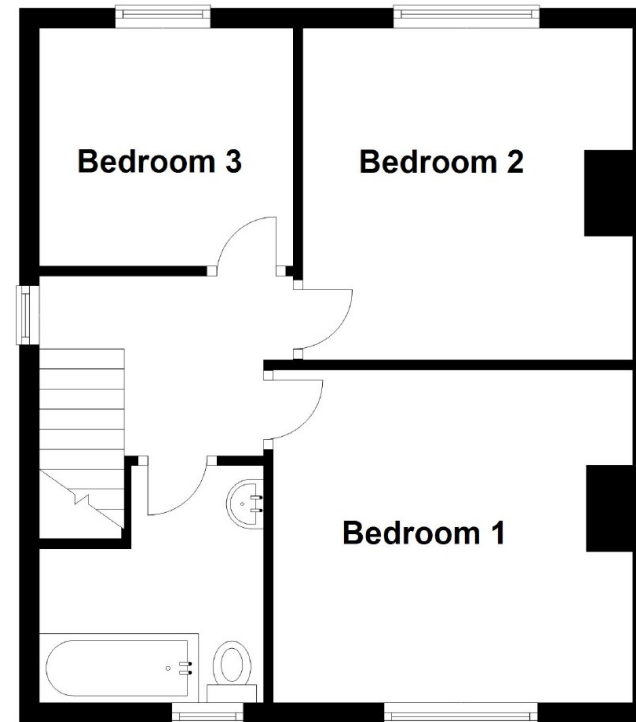




## Ground Floor



## First Floor



PUTTERILLS

EST. 1992

[putterills.co.uk](http://putterills.co.uk) | 01438 316846 | [oldtown@putterills.co.uk](mailto:oldtown@putterills.co.uk)

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.