



PUTTERILLS

est. 1992

8 The Maltings, Walkern, SG2 7NB

**£465,000**



**EXTENDED FOUR BEDROOM DETACHED HOME ENJOYING PANORAMIC VIEWS OVER THE SURROUNDING COUNTRYSIDE. THOUGHTFULLY CONVERTED GARAGE PROVIDING A HOME OFFICE/FIFTH BEDROOM SUITE.**

A modern extended four bedroom detached family home enjoying an enviable cul-de-sac location on the outskirts of this highly regarded Village. The rear garden is a particular highlight of the property, backing onto paddocks, providing a wonderful rural aspect. Thoughtfully extended to the rear, the property offers a deceptively spacious arrangement of immaculate accommodation which includes a reception hallway, downstairs cloakroom/wc, lounge, a generous open-plan kitchen/breakfast room, a most generous open-plan family/dining room, first floor landing leading to four bedrooms and a modern fitted family bathroom. The garage has been converted creating a FIFTH BEDROOM/HOME OFFICE SUITE including independent access to an entrance hallway with cloakroom/wc and generous double bedroom/office. In addition there is a pleasant front garden with a tarmac driveway providing off-road parking for two vehicles with a further shingled parking area to the front. Further practical benefits include gas fired central heating and double glazed windows. Viewing highly recommended.

### **WALKERN**

Walkern is a select and pretty village set through country lanes approximately four miles from the nearest train station in Stevenage which has fast regular trains to London Kings Cross (approx 23 minutes). Within the village there are local shops including a convenience store, renowned tea rooms, pubs, restaurants and a highly regarded infant/junior school which has an OFSTED rating of "Good".

### **THE ACCOMMODATION COMPRISES**

Part glazed door opening to:

#### **RECEPTION HALLWAY**

Staircase rising to the first floor with storage recess below, dado rail, radiator and doors to:

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

Fitted with a low level wc with push button flush, wall mounted hand wash basin with mixer tap, black granite tiled floor, porcelain tiled walls, radiator and a double glazed window to the front elevation.

#### **LOUNGE 17'2" x 10'5" (5.23m x 3.18m)**

Featuring a walk-in double glazed square bay window to the front elevation, TV and phone points, radiator and a feature white Adam style fireplace with an inset electric fire.

#### **KITCHEN / BREAKFAST ROOM 22'0" x 7'9" (6.71m x 2.36m)**

The kitchen has been previously extended to the rear to create an open-plan kitchen/breakfast room, part-divided by a decorative

archway and fitted with a comprehensive range of white Shaker style base and eye level units and drawers incorporating further eye level glazed display cabinets and a built-in breakfast bar finished with wooden effect rolled edged work surfaces with an inset stainless steel sink unit and mixer tap. Appliances include an integrated dishwasher, integrated washing machine and fridge/freezer and a built-in stainless steel oven incorporating a four-ring gas hob with stainless steel extractor canopy above. Useful understairs storage cupboard, light oak effect wooden flooring, wall mounted gas fired boiler, tiled splashbacks, double glazed window to the rear elevation and sealed unit double glazed door to the side elevation. Access to

additional loft space. Archway to:

**DINING / FAMILY ROOM 18'5" x 8'4" (5.61m x 2.54m)**

Previously extended to the rear creating a versatile reception room currently used as both a dining and a family room with a radiator, ample space for dining table and double glazed french doors with side windows opening onto the rear garden.

**FIRST FLOOR LANDING**

Airing cupboard housing hot water tank and laundry shelves, dado rail, double glazed window to the side elevation, access to part boarded loft space and doors to:

**BEDROOM ONE 10'11" x 9'8" (3.33m x 2.95m)**

Radiator, downlighters and double glazed window to the rear elevation with far reaching views over the rear garden and paddocks beyond.

**BEDROOM TWO 10'6" x 8'5" (3.20m x 2.57m)**

Further double bedroom with a radiator and double glazed window to the front elevation.

**BEDROOM THREE 8'0" x 6'7" (2.44m x 2.01m)**

Radiator, downlighters and double glazed window to the rear elevation with far reaching views over the rear garden and paddocks beyond.

**BEDROOM FOUR 8'5" x 5'11" (2.57m x 1.80m)**

Radiator and double glazed window to the front elevation.

**BATHROOM**

Fitted with a modern white three-piece suite comprising a low level wc with a chrome push button flush, vanity hand wash basin with chrome mixer tap and white high gloss vanity cupboard below, white wooden panelled bath with chrome mixer tap and separate shower over with fitted shower screen, chrome towel radiator, downlighters and double glazed window to the side elevation. Attractive patterned black and white tiled walls complemented by marble effect white tiled floor.

**OUTSIDE**

**FRONT GARDEN AND DRIVEWAY**

The property is situated at the end of the cul-de-sac behind an established front garden laid predominantly to lawn, flanked by low clipped hedging with a tarmac driveway providing off-road parking for two vehicles leading to the converted garage with the added advantage of an additional shingled parking space to front of the property. Gated access to the rear garden. Outside carriage light and storm porch.

**BEDROOM FIVE / HOME OFFICE SUITE CONVERSION**

The original garage has been converted to create a self contained fifth bedroom suite or a useful home office or treatment room. The conversion provides independent side access to a entrance hallway, cloakroom/wc and double bedroom.

**ENTRANCE HALL**

Oak flooring, downlighters, door to:

**CLOAKROOM / WC**

Continuation of oak flooring, fitted with a wall mounted hand wash basin, low level wc, chrome towel radiator, extractor fan and downlighters.

**BEDROOM FIVE / OFFICE 3.44 x 2.14 (11'3" x 7'0")**

Continuation of oak flooring, electric radiator, downlighters and double glazed window to the front elevation.

**REAR GARDEN**

Paved terrace across the width of the property with the garden beyond laid predominantly to lawn flanked by shrub borders with an attractive white picket fence to the rear with clipped hedging and pleasant rural views across the paddocks to countryside beyond. Outside tap and light and gated access to the front. Independent door to the garage conversion.







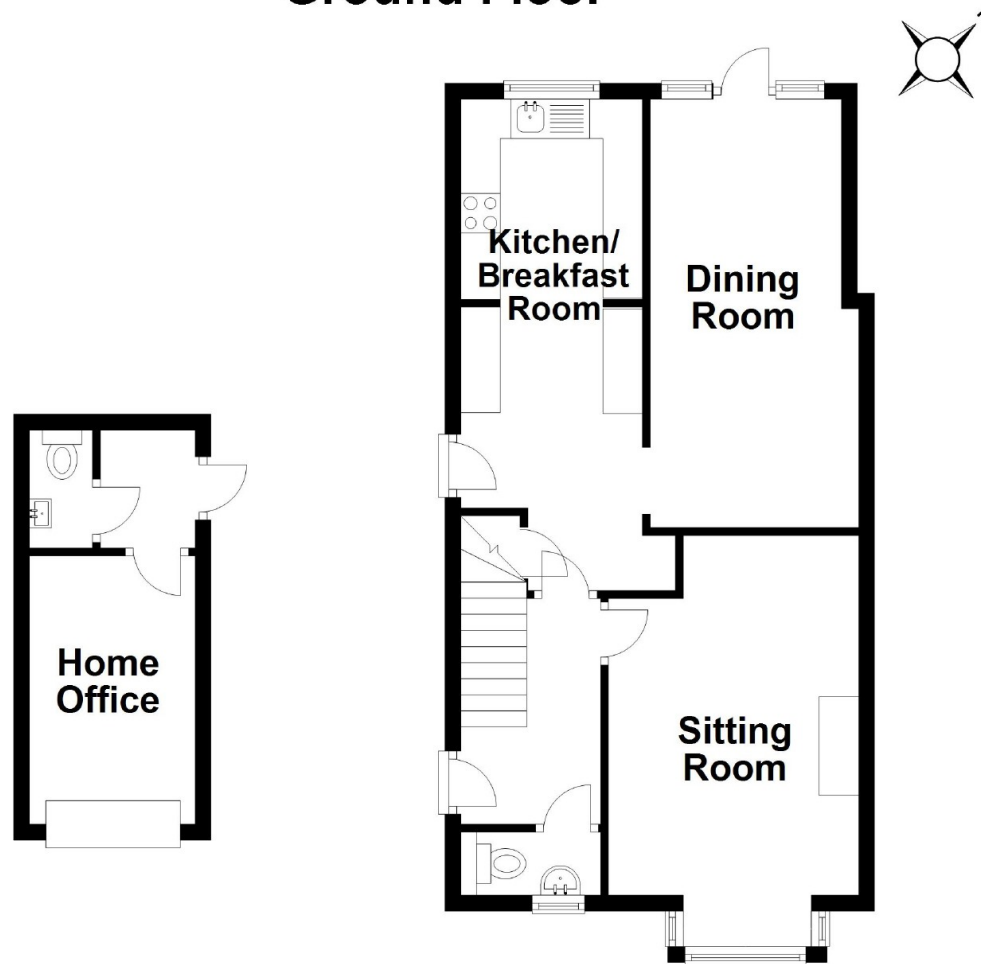








## Ground Floor



## First Floor

