



PUTTERILLS

EST. 1992

65 Mildmay Road, Martins Wood, Stevenage, SG1 5RR
£319,995

FULLY MODERNISED THREE BEDROOM HOME ENJOYING THE ADVANTAGE OF A TWO-STOREY REAR EXTENSION CREATING A FAMILY SIZED HOME OF TREMENDOUS PROPORTIONS.

A deceptively spacious, modernised, extended three double bedroom end of terrace home enjoying a pleasant position within the popular Martins Wood area, opposite a small green interspersed with mature trees. The property benefits from a substantial two-storey rear extension making improvements to both the ground and the first floor footprint of this deceptively spacious home, ideally suited for a growing family. The current owners have completed an extensive programme of improvements including a refitted kitchen, family bathroom and downstairs cloakroom/wc. The majority of the property has been replastered and redecorated in a modern neutral theme. The accommodation now comprises a welcoming reception hallway finished with stylish porcelain floor tiles, modern fitted kitchen with integrated appliances, a most comfortable spacious lounge of excellent proportions, generous extended dining room featuring continuation of porcelain floor tiles and a refitted downstairs cloakroom/wc. The first floor landing leads to three double bedrooms of excellent proportions with an arrangement of built-in wardrobes including a walk-in wardrobe to the second bedroom. In addition the family bathroom has been refitted with a contemporary three-piece suite. Further practical benefits include double glazing and gas fired central heating with the advantage of a larger than average rear garden, detached single garage with electric door and off-road parking for a further vehicle to the front. Viewing highly 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, 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

Composite double glazed front door with full height double

glazed opaque side windows opening to:

RECEPTION HALLWAY 2.69 x

A wide welcoming reception hallway finished with polished porcelain wooden effect floor tiles, staircase rising to the first floor, coat hanging space recess, radiator and oak internal doors opening to:

DOWNSTAIRS CLOAKROOM

Refitted with a modern contemporary style white suite comprising a low level wc with a concealed cistern behind a glazed splashback with matching display recess over and an angular vanity hand wash basin with mixer tap. Continuation of

polished porcelain wooden effect floor tiles.

KITCHEN 4.40 into recess x

Fitted with a modern range of white gloss base and eye level units and drawers with a central matching kitchen island, finished with black granite effect square edged work surfaces with an inset sink unit with chrome telescopic mixer tap. A range of integrated appliances include a washing machine, tumble dryer, dishwasher and a single oven with electric ceramic hob and stainless steel and glazed extractor canopy above. Under-unit and concealed breakfast bar coloured lighting complemented by black polished porcelain floor

tiles with matching black glazed splashbacks, radiator, downlighters and double glazed window to the front elevation. Understairs storage cupboard housing water softener. Square arch opening to:

LOUNGE 5.81 x 4.61 (19'1" x

A most comfortable room of excellent proportions with two radiators, TV aerial point, downlighters and double glazed sliding patio doors opening to the rear garden.

DINING ROOM 5.28 x 2.00

Featuring continuation of polished porcelain wooden effect floor tiles, ample space for dining table, radiator, downlighters and double glazed french doors opening to the rear garden. Measurements include a built-in storage cupboard.

FIRST FLOOR LANDING

Access to the loft space and doors to:

BEDROOM ONE 4.99 x 2.96

Measurements exclude a built-in double wardrobe with sliding mirrored doors whilst exclude a further built-in single wardrobe/cupboard, radiator, downlighters, TV aerial point and

double glazed window to the rear elevation.

BEDROOM TWO 4.96 x 2.70

Measurements exclude door recess and walk-in wardrobe with built-in storage, wooden effect flooring, radiator, downlighters and double glazed window to the rear elevation.

BEDROOM THREE 3.81 x 3.32

A further double bedroom with measurements including a range of bedroom furniture including a dressing table and double wardrobe with further cupboards above the bed recess whilst measurements exclude a built-in single wardrobe/cupboard, downlighters, radiator and double glazed window to the front elevation.

BATHROOM 2.26 x 1.71 (7'5" x

Fitted with a white contemporary style three-piece suite comprising a curved panelled bath with wall mounted mixer tap with separate rain shower over, circular vanity hand wash basin with chrome mixer tap and a low level wc with push button flush. Natural stone effect floor and wall tiles with coloured uplighters, illuminated mirror,

chrome heated towel rail and double glazed window to the front elevation.

OUTSIDE FRONT

The property enjoys a pleasant position situated close to the entrance to this popular Martins Wood cul-de-sac behind a hard landscaped front garden with stone pathway and shingled borders leading to the front door, enclosed by dwarf brick boundary walls with pleasant views to a small green opposite, interspersed with mature trees.

REAR GARDEN

Larger than average for a property of this type, laid predominantly to lawn with paved terraces to either end connected by stepping stones with uplighters. Garden enclosed by wooden panelled fencing with gated access to the rear.

GARAGE

Detached single garage with electric up and over door.

PARKING

Driveway providing off-road parking for one vehicle to the front of the garage.









