



PUTTERILLS

est. 1992

22 Marlborough Road, Stevenage, SG2 9HW
Offers over £535,000

REFURBISHED FOUR BEDROOM FAMILY HOME TUCKED AWAY IN THE CORNER OF A QUIET CUL-DE-SAC ADJACENT TO MATURE WOODLAND, CLOSE TO THE EASTERN OUTSKIRTS OF THE TOWN.

An imposing, substantial four bedroom detached family home enjoying a commanding position at the end of a quiet residential cul-de-sac adjoining mature woodland creating a private semi-rural aspect. The property has been extensively improved by the current owners and offers a flexible, deceptively spacious arrangement of accommodation with the advantage of a low maintenance landscaped private rear garden with an impressive fully functional "garden office" offering a variety of potential uses. The contemporary themed accommodation comprises entrance and reception hallways finished with oversized porcelain floor tiles, oak internal doors opening to a comfortable lounge with decorative fireplace opening to a sleek refitted kitchen with steps down to a generous family/dining room, impressive first floor landing leading to four bedrooms with steps leading down to a well proportioned master bedroom with a spacious refitted en-suite shower room, three further bedrooms with the fourth bedroom currently being used as a dressing room and a substantial refitted family bathroom. Further practical benefits include gas fired central heating and double glazing, integral single garage and driveway to the front and a further shingled area providing off-road parking for at least two vehicles. 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 COMPRISES

Composite double glazed front door with double glazed opaque side window opening to:

ENTRANCE HALLWAY 2.87 x 1.75 (9'5" x 5'9")

Finished with polished porcelain oversized floor tiles, powder coated floor to ceiling flat panelled radiator, coat hanging space, downlighters, oak door opening to:

RECEPTION HALLWAY 2.95 x 1.52 (9'8" x 5'0")

Continuation of polished porcelain floor tiles, Nest Smart central heating thermostat, downlighters, staircase rising to the first floor, oak door to:

LOUNGE 6.27 x 3.36 (20'7" x 11'0")

A most comfortable room finished with stylish oak effect flooring featuring a decorative fireplace with tiled surrounds, radiator, powder coated floor to ceiling flat panelled radiator, double glazed window to the front elevation and feature double glazed bi-folding doors opening to the landscaped rear garden. Decorative archway with steps leading down to the family/dining room with the lounge opening through to kitchen creating a modern contemporary open-plan feel to the ground floor accommodation.

KITCHEN 4.37 x 2.70 (14'4" x 8'10")

Refitted with a modern sleek range of cream gloss base and eye level units and deep drawers finished with curved corner cabinets complemented by square edged feature Stardust counter tops with matching upstands. Inset single sink unit with a counter mounted chrome mixer tap, a range of integrated appliances include a stainless

steel and glazed double oven, dishwasher, washing machine, fridge/freezer and a stainless steel drinks fridge with tall larder cupboards to one side and inset ceramic hob. Cream tiled splashbacks. Understairs storage recess with space for tumble dryer, Wall mounted gas fired boiler. Continuation of stylish oak effect flooring, downlighters, double glazed window to the rear elevation and double glazed door opening to the side.

DINING ROOM 6.26 x 2.95 (20'6" x 9'8")

A generous flexible reception room currently used as both a dining and playroom featuring continuation of the oak effect flooring with a dual aspect provided by double glazed windows to both front and rear elevations. Radiator.

FIRST FLOOR LANDING

Airing cupboard housing pressurised hot water cylinder, access to the loft space, double glazed window to the side elevation, oak doors to:

BEDROOM ONE 4.32 x 2.96 (14'2" x 9'9")

Steps down from the landing opening to a well proportioned master bedroom suite with downlighters and double glazed window to the front elevation. Door to:

EN-SUITE SHOWER ROOM 2.95 x 1.82 (9'8" x 6'0")

Refitted with a modern white three-piece suite comprising a low level wc with push button flush and twin vanity hand wash basins with chrome mixer taps and wooden grain effect vanity drawers below, oversized vanity mirror with lighting to one side and porcelain tiled splashbacks. Double walk-in shower cubicle with glazed surround with a dual valve rain shower, matching porcelain tiled splashbacks, downlighters, shaver point and double glazed window to the rear elevation.

BEDROOM TWO 3.95 x 3.37 (13'0" x 11'1")

A further generous double bedroom with downlighters, radiator and double glazed window to the front elevation.

BEDROOM THREE 3.70 x 2.33 (12'2" x 7'8")

A good sized third bedrooms with downlighters, radiator and double glazed window to the front elevation.

BEDROOM FOUR 3.95 x 1.82 (13'0" x 6'0")

Currently used as a dressing room and fitted with a comprehensive range of built-in open-fronted wardrobes with built-in drawers with a recessed shelved storage cupboard, downlighters, radiator and double glazed window to the rear elevation.

BATHROOM 2.85 x 1.76 (9'4" x 5'9")

The bathroom has been refitted with a modern white three-piece suite comprising a low level wc with concealed cistern behind white gloss panels with push button flush and white vanity shelf above, curved hand wash basin to one side with chrome mixer

tap and deep white gloss vanity drawers below, "P" shaped panelled shower bath with fitted shower screen with chrome mixer tap and rain shower over, cream porcelain fully tiled walls with contrasting metallic mosaic decorative border tile, downlighters, chrome heated towel rail and opaque double glazed window to the front elevation.

OUTSIDE

FRONT

The property enjoys an enviable commanding position situated in the corner of this quiet residential cul-de-sac adjacent to mature woodland enhancing the private nature of the location. Hard landscaped front garden with driveway leading to the garage with shingled additional parking area to one side, part enclosed by boundary brick walls and pillars. Gated access to the rear garden.

GARAGE

Integral garage with up and over door, power and light.

REAR GARDEN

The property enjoys the advantage of a landscaped rear garden with tiered raised wooden decking, raised beds, artificial lawn beyond with conifer borders, enclosed by brick boundary walls with useful outside store and wc and garden office.

GARDEN OFFICE 4.24 x 2.94 (13'11" x 9'8")

Independent, fully functional, garden office offering a variety of potential uses with broadband functionality and with home cinema (possibly available by separate negotiation).

AGENTS NOTE

We have been advised by the current owners that as part of their refurbishment programme the house has been fully rewired, been replastered and replumbed with a new

central heating boiler and special pressurised system in the airing cupboard on the landing. Externally, all fascias and guttering has been renewed together with new double glazing throughout including a new front door. Furthermore, the set of bi-folding doors in the lounge are also new.

TENURE AND COUNCIL TAX

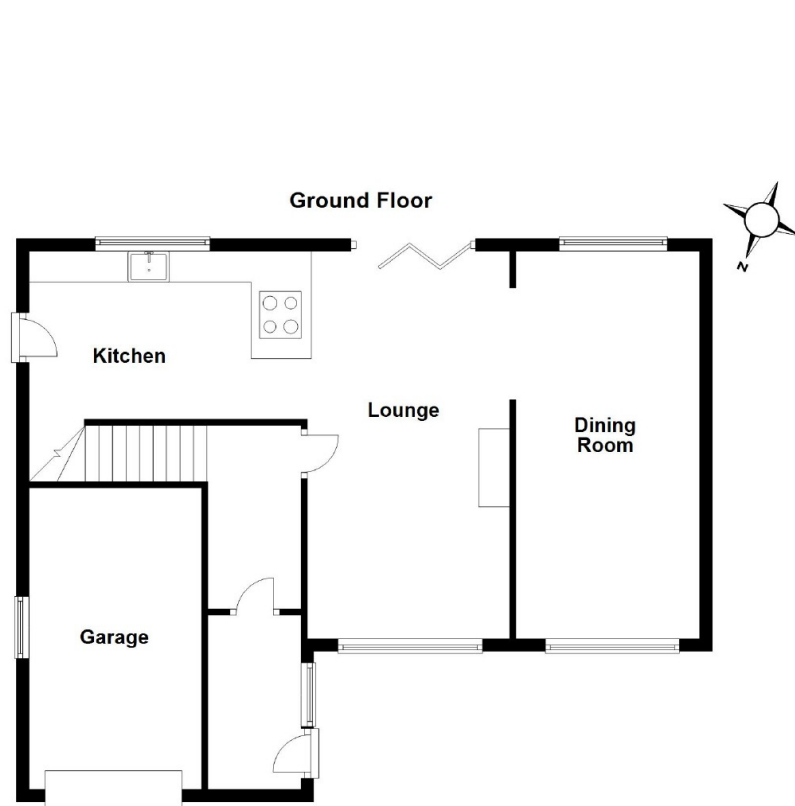
The Tenure of this property is FREEHOLD. The Council Tax Band is "E" . The amount payable for the year 2018/19 is £2,064.24.











Outbuilding



First Floor

