



PUTTERILLS

EST. 1992

11 Chancellors Road, Old Town, Stevenage, SG1 4AP
£750,000

SUBSTANTIAL THREE DOUBLE BEDROOM DETACHED BUNGALOW WITHIN HIGHLY SOUGHT-AFTER CHANCELLORS PARK LOCATION WITH THE RARE ADDED ADVANTAGE OF A POTENTIAL BUILDING PLOT.

A fantastic opportunity to purchase a spacious well presented three double bedroom detached bungalow occupying substantial private grounds (quarter of an acre) with the rare advantage of a POTENTIAL BUILDING PLOT or room to extend or build an Annexe (subject to relevant permissions). The bungalow has been modernised throughout whilst remaining sympathetic to the original period and style whilst situated within one of the Old Town's most sought-after premier locations. The substantial gardens extend to all sides of the property with two points of vehicular access providing off-road parking leading to an integral double garage with separate vehicular access providing additional secure parking currently used for storing a caravan. The accommodation comprises an entrance hallway, a most comfortable well proportioned lounge opening to a spacious dining area with a visually impressive snug/family room beyond with a vaulted ceiling and wide patio doors opening to the private rear garden. The kitchen has recently been remodelled and refitted with an impressive sleek modern range of kitchen units with a range of integrated appliances with a matching refitted utility room. Both these rooms enjoy the benefit of independent electric thermostatically controlled under-floor heating. The inner hallway provides access to three double bedrooms with the master bedroom benefiting further from a walk-in wardrobe and an impressive modern refitted en-suite shower room. In addition there is a modern fitted second shower room. Further practical benefits include warm-air gas fired central heating and double glazing throughout. 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

Hardwood part-glazed front door with double glazed side window opening to:

ENTRANCE HALL 1.83 x 1.78 (6'0" x 5'10")

Tiled flooring, coat hanging space and double glazed full height window to the front elevation. Part-glazed oak door opening to:

SITTING ROOM 6.65 x 4.16 (21'10" x 13'8")

A most comfortable room of excellent proportions featuring a decorative wooden

panelled ceiling, inset electric fire to a feature fireplace with concealed wiring for wall mounted television, central heating thermostat, sliding oak door to the kitchen with the sitting room leading into the dining room creating a contemporary open-plan feel to the accommodation.

DINING ROOM 3.46 x 2.78 (11'4" x 9'1")

Featuring continuation of the decorative wooden panelled ceiling, double glazed window to the rear elevation, further oak sliding door to the kitchen and a wide square archway opening to:

SNUG / FAMILY ROOM 4.55 x 3.52 (14'11" x 11'7")

A flexible third reception space featuring a part-vaulted decorative wooden panelled ceiling with two feature high level double glazed windows to the front elevation, oak personal door to the garage, living flame wall mounted contemporary style gas fire and double glazed sliding patio doors opening to the rear garden. Two electric storage heaters.

KITCHEN 3.73 x 2.86 (12'3" x 9'5")

Recently refitted by Howdens with a comprehensive range of sleek white gloss base and eye level units and deep pan drawers concealing two carousel units with a further range of high level matching cabinets opposite finished with wooden grain effect square edged work surfaces extending to a curved peninsular breakfast bar with an inset one and a half bowl stainless steel sink unit with mixer tap. Pull-out larder cupboard with broom/utility cupboard to one side. A range of integrated appliances include a Neff stainless steel and glazed oven with a Neff stainless steel matching microwave above, integrated fridge/freezer and a touch-sensitive induction hob with concealed extractor canopy above. White gloss tiled splashbacks complemented by matt natural stone tiled flooring, under-unit and downlighters, double glazed window to the rear elevation and sliding oak door to:

UTILITY ROOM 3.00 x 1.46 (9'10" x 4'9")

Fitted with matching white gloss base units with wooden grain effect square edged work surface and an inset stainless steel sink unit with mixer tap with space and plumbing for

washing machine and dishwasher. Fitted water softener. White gloss tiled splashbacks, continuation of natural stone tiled flooring, double glazed door and window to the rear garden. It is worthy of note that both the kitchen and utility room benefit from electric thermostatically controlled under-floor heating.

INNER HALLWAY

Coats cupboard with shelf and hanging rail. Boiler cupboard housing warm-air gas fired boiler, access to the loft space, oak internal doors to:

BEDROOM ONE 3.88 x 3.02 (12'9" x 9'11")

A generous master bedroom with measurements excluding a walk-in dressing room/wardrobe with a double glazed window to the side elevation and door to:

EN-SUITE SHOWER ROOM 2.85 x 1.54 (9'4" x 5'1")

Fitted with a modern white three-piece suite comprising a pedestal hand wash basin with chrome mixer tap, low level wc with push button flush, bidet and a double width walk-in shower cubicle with fitted shower, marble effect tiled walls with textured natural stone floor tiles.

BEDROOM TWO 3.15 x 3.13 (10'4" x 10'3")

A further double bedroom with an inter-connecting door to the dressing room/wardrobe and double glazed window to the front elevation.

BEDROOM THREE 3.16 x 2.68 (10'4" x 8'10")

Measurements exclude a built-in double airing cupboard with shelves with further single wardrobe/cupboard to the side. Double glazed window to the front elevation.

FAMILY SHOWER ROOM

Fitted with a modern white three-piece suite comprising a low level wc with push button flush, pedestal hand wash basin with chrome push button flush, walk-in shower cubicle with fitted shower, wooden effect flooring, white decorative tiled splashbacks and double glazed window to the rear elevation.

OUTSIDE

FRONT

The property is set back from the road behind an established front garden laid predominantly to lawn flanked by flower and shrub borders enclosed by neat clipped conifer hedging.

DRIVEWAY

Block paved double width driveway providing parking for at least two vehicles with block paved pathway extending to the front door and gated access to both the rear and side gardens.

GARAGE

Part-integral double garage with electric remote roller door, power and light, personal door to the snug/family room.

GARDENS

The extensive quarter of an acre plot extends to all sides of the bungalow laid predominantly to lawn flanked by deep well stocked flower and shrub borders with a number of specimen trees with block paved terracing extending across the width of the bungalow with installed hot tub (included in the sale) whilst enjoying a private aspect backing onto mature trees. The garden extends to the far side of the property with wooden garden shed and hardstanding for additional vehicles or ideal storage for a caravan, motor home or boat with a further lawned area enclosed by shrub borders. Double wooden gates providing separate vehicular access onto Chancellors Road.

POTENTIAL BUILDING PLOT

The current owners applied for planning permission for a separate dwelling in 2010. The application at the time was declined and not appealed. It is of our professional opinion that whilst taking into account changes to planning regulations since 2010 there is a chance of a more favourable outcome to any new revised application. Further advice upon request.

SOLAR PANELS

The solar panels at the property are excluded from the asking price and will be professionally removed - alternatively the owner would be open minded to selling them separately if required.

AGENTS NOTE

We have been advised by the owner that the property benefits from cavity wall insulation.

TENURE AND COUNCIL TAX

The Tenure of this property is FREEHOLD. The Council Tax band is "F". The amount payable for the year 2018/19 is £2,439.55.











