



PUTTERILLS

EST. 1992

12 Wellington Road, Stevenage, SG2 9HR
£449,995

IMPOSING, SPACIOUS EXTENDED THREE BEDROOM DETACHED HOME OCCUPYING A GENEROUS WELL MAINTAINED PLOT WITH GARAGE AND AMPLE OFF-ROAD PARKING.

A spacious, extended three bedroom detached home set back behind this popular turning on the eastern outskirts of Stevenage behind a substantial front garden enclosed by wrought iron railings whilst being laid predominantly to lawn with a substantial patterned block paved driveway providing ample off-road parking. The property has been extended to the rear and offers a deceptively range of accommodation including a reception hallway, a most comfortable open-plan lounge/dining room with feature fireplace, conservatory, dining room, modern fitted kitchen, utility room and downstairs cloakroom/wc. The first floor landing leads to three bedrooms and a family bathroom. Further practical benefits include gas fired central heating and UPVC double glazing with a pleasant well maintained rear garden. Viewing 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

UPVC double glazed front door with leaded light stained glass panel with opaque side window opening to:

RECEPTION HALLWAY 2.33 x 1.24 (7'8" x 4'1")

Ceramic tiled floor with thermostatically controlled electric under floor heating, exposed brickwork, glazed door to:

LOUNGE 6.43 x 4.98 (21'1" x 16'4")

A most comfortable room of excellent proportions featuring an impressive ornate

marble fireplace and hearth with an inset living flame gas fire, downlighters, recess for staircase rising to the first floor, radiator with decorative cover, door to the garden room and sliding patio doors to:

CONSERVATORY 3.00 x 2.86 (9'10" x 9'5")

Of double glazed construction with double glazed windows to the side and rear elevations with french doors opening to the garden and ceramic tiled floor.

DINING ROOM 4.26 x 2.73 (14'0" x 8'11")

With a bow window to the side elevation, two radiators, space for dining table, wide archway to:

KITCHEN 3.96 x 3.30 (13'0" x 10'10")

Fitted with a comprehensive range of white gloss base and eye level units and drawers including glazed display cabinets finished with grey work surfaces with an inset one and half bowl white ceramic sink unit with telescopic mixer tap, space and plumbing for a dishwasher with a gas range oven with gas hob and hot plate. Blue glazed tiled walls

with tiled flooring, glazed door to the side of the property and double glazed windows to both the side and rear. Door to:

SIDE LOBBY / UTILITY ROOM

Space for fridge/freezer, part glazed door to the front of the property, wooden block flooring, further glazed door to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc and a vanity hand wash basin with cupboard and drawers below, vanity mirror over and window to the side elevation.

FIRST FLOOR LANDING

Access to the insulated loft space with water softener, loft ladder, airing cupboard housing hot water tank and doors to:

BEDROOM ONE 3.94 x 3.34 (12'11" x 10'11")

Measurements include a comprehensive range of built-in bedroom furniture including double wardrobes and headboard with locker style cupboards over, chest of drawers with window seat with a further range of mirror fronted wardrobes opposite,

radiator and double glazed window to the front elevation.

BEDROOM TWO 3.95 x 2.87 (13'0" x 9'5")

A further generous double bedroom with measurements excluding a recess with a fitted shower cubicle with fitted shower, radiator and double glazed window to the rear elevation.

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

Measurements exclude a built-in wardrobe with sliding mirrored doors, radiator and double glazed window to the front elevation.

FAMILY BATHROOM 2.85 x 1.67 (9'4" x 5'6")

Fitted with a coloured four-piece suite comprising a corner jacuzzi bath with mixer tap and shower attachment, bidet, low level wc, pedestal hand wash basin, fully tiled walls, electric towel radiator and double glazed window to the rear and side elevation.

OUTSIDE

FRONT

A generous front garden laid predominantly to lawn flanked by stocked shrub borders enclosed by decorative wrought iron railings with block paved driveway to one side.

DRIVEWAY

A substantial patterned block paved driveway providing ample off-road parking with pathway extending to the storm porch and front door whilst leading to the integral garage with gated access to the rear garden. Outside carriage light.

GARAGE

An integral garage with electric up and over door, power and light.

REAR GARDEN

A well maintained rear garden with a paved terrace and lawn beyond with stocked

borders, a low maintenance engineered wooden deck to one corner with brick built store and gated access to the front.

TENURE AND COUNCIL TAX

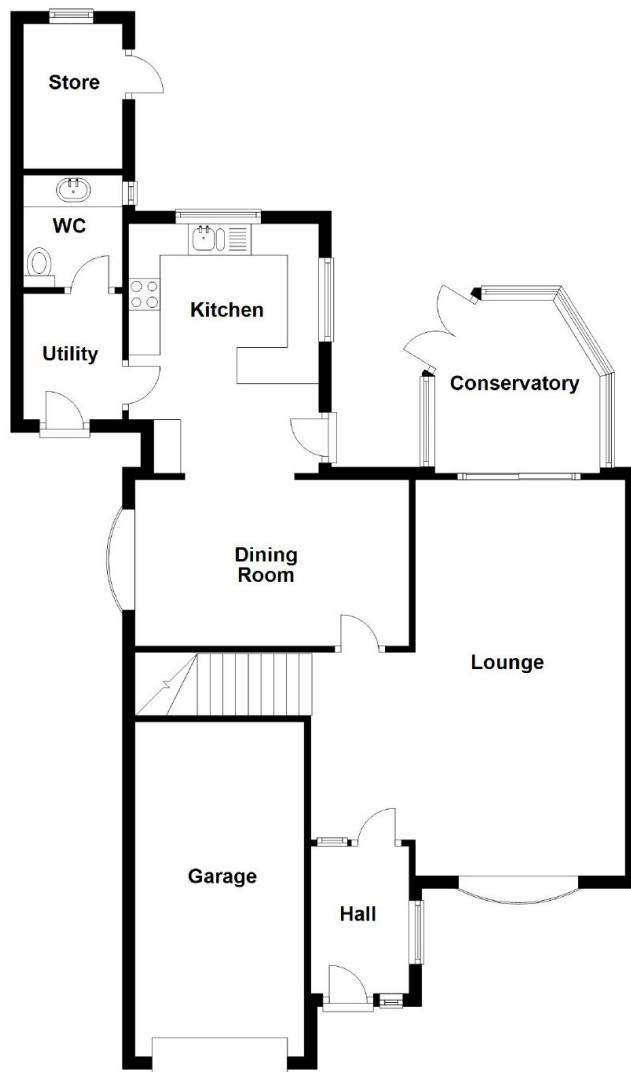
The Tenure of this property is FREEHOLD. The Council Tax Band is "E". The amount payable for the year 2018/19 is £2064.24.



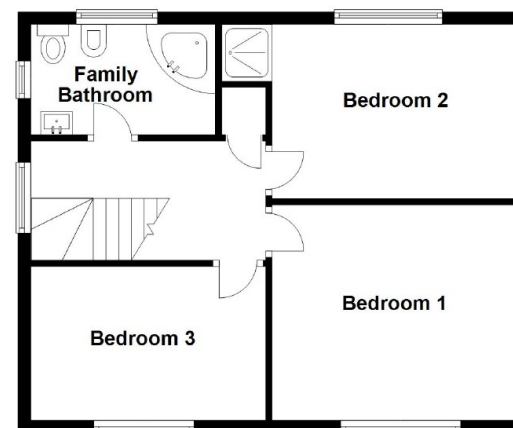




Ground Floor



First Floor



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