



PUTTERILLS

— est. 1992 —

7 Chestnut Walk, Old Town, Stevenage, SG1 4DD  
**£920,000**



## IMPOSING FIVE BEDROOM, FOUR BATHROOM, DETACHED FAMILY HOME SITUATED AT THE END OF A PRIVATE ROAD AT THE HEAD OF RECTORY LANE.

A fantastic opportunity to purchase one of just four imposing, substantial five bedroom detached family homes, situated at the end of this highly regarded private road at the head of Rectory Lane, the Old Town's premier location. Offering tremendous kerb appeal, this handsome versatile family home boasts accommodation of vast proportions including three refitted en-suites serving five double bedrooms. A most impressive reception hallway with views to the galleried landing above provides a perfect introduction whilst double doors open to the principal reception rooms including a most impressive 30ft sitting room. The original spacious kitchen and separate dining room have been combined to create an open-plan family orientated kitchen/dining room of excellent proportions, ideally suited for a growing family. The property is set well back from the road behind an established front garden with a driveway providing off-road parking for several vehicles whilst leading to an integral double garage. The mature grounds extend to all three sides of the property providing additional off-road parking facility with a backdrop of mature trees enhancing the private nature of the plot. In full the accommodation comprises an entrance porch, downstairs cloakroom/wc, reception hallway, sitting room, family room, kitchen/dining room, galleried landing leading to five bedrooms, three en-suites and a family bathroom. Further practical benefits include gas fired central heating and leaded light double glazing. Viewing highly 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

Hardwood front door with leaded light double glazed wing windows opening to:

#### ENTRANCE PORCH 2.70 x 1.96 (8'10" x 6'5")

Finished with oak effect flooring, radiator, dado rail, ornate cornicing, downlighters, double coats cupboard, personal door to the garage, double doors to the reception hallway with further door to:

#### DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc, wall mounted hand wash basin with vanity cupboard below, tiled vanity shelf, extractor fan, radiator, continuation of oak effect flooring.

#### RECEPTION HALLWAY 5.94 x 3.11 (19'6" x 10'2")

A most impressive introduction to this substantial family home featuring an attractive central staircase rising to the galleried landing above, wooden effect flooring, wall lights, radiator, downlighters and double doors to the principal reception rooms.

#### SITTING ROOM 8.87 x 4.44 (29'1" x 14'7")

Of tremendous proportions featuring an Adam style fireplace with a granite hearth and surround with an inset living flame gas fire, leaded light double glazed window to the rear elevation with leaded light double glazed french doors opening to the garden, radiator with decorative cover and decorative wooden panelling to dado rail height.

#### FAMILY ROOM 4.47 x 3.26 (14'8" x 10'8")

A further generous flexible reception room with a radiator and leaded light double glazed french doors with wing windows opening to the rear garden with further double glazed window to the side elevation.

#### KITCHEN / FAMILY / DINING ROOM 8.58 x 6.54 (28'2" x 21'5")

Measurements taken into dining room recess. Of excellent proportions opening to the dining room creating a modern open-plan feel to the ground floor accommodation. The kitchen area dominated by a substantial freestanding kitchen island incorporating a range of oak cabinets finished with black square edged granite counter-top with an inset five-ring gas hob with ceiling mounted stainless steel and glazed extractor canopy above extending to a breakfast bar. A further range of oak base and eye level units fitted to the perimeter of the room finished with black square edged granite work surfaces with matching upstands, inset double ceramic Belfast sink with counter-mounted

mixer tap with separate inset single sink unit with further counter-mounted mixer tap. A range of integrated appliances include a Neff stainless steel and glazed double oven, integrated dishwasher, tumble dryer and washing machine with space and plumbing for further kitchen appliances. Polished grey granite floor tiles extending to the dining area and extensive downlighters opening through to the dining room recess providing ample space for a family sized table, radiators, leaded light double glazed bow window to the front elevation, further leaded light double glazed window to either side and twin leaded light french doors opening to the side and rear gardens.

#### **FIRST FLOOR GALLERIED LANDING 5.51 x 4.74 (18'1" x 15'7")**

An impressive galleried landing with views to the reception hallway below, dado rail, downlighters, airing cupboard housing hot water tank and laundry shelves and leaded light double glazed window to the front elevation. Door to:

#### **BEDROOM ONE 5.54 x 5.60 (18'2" x 18'4")**

Measurements taken into recess. A generous "L" shaped master bedroom featuring two leaded light double glazed windows to the rear elevation and further window to the side. Measurements include a range of wardrobes and matching bedside cabinets, downlighters and door to:

#### **EN-SUITE SHOWER ROOM 3.00 x 2.71 (9'10" x 8'11")**

The en-suite shower room has been refitted with a modern white suite comprising matching twin rectangular hand wash basins with chrome mixer tap and white vanity drawers below, double length walk-in shower cubicle with fitted dual valve rain shower and a low level wc, square edged black granite vanity shelf with matching window sill,

chrome heated towel radiator, natural stone wall and floor tiles, downlighters, chrome heated towel rail, extractor fan and leaded light double glazed window to the front elevation.

#### **BEDROOM TWO 4.32 x 3.78 (14'2" x 12'5")**

Measurements exclude a walk-in wardrobe, radiator, double aspect provided by leaded light double glazed windows to both the front and side elevations, radiator and door to:

#### **EN-SUITE WET ROOM 2.72 x 1.80 (8'11" x 5'11")**

Refitted with a modern white three-piece suite comprising a vanity hand wash basin with chrome mixer tap with vanity cupboard and drawers below, low level wc and a walk-in shower area with fitted shower, chrome heated towel rail. Attractive patterned floor tiles with contrasting natural stone wall tiles, extractor fan and leaded light double glazed window to the side elevation.

#### **BEDROOM THREE 4.09 x 3.16 (13'5" x 10'4")**

A further double bedroom with a radiator and leaded light double glazed window to the rear elevation. Door to:

#### **EN-SUITE SHOWER ROOM 2.44 x 2.09 (8'0" x 6'10")**

Refitted with a modern white three-piece suite comprising a vanity hand wash basin with chrome mixer tap and vanity drawers below, low level wc and a double length walk-in shower with dual valve rain shower, polished porcelain wall and floor tiles, chrome heated towel rail, downlighters, shaver point, extractor fan and leaded light double glazed window to the side elevation.

#### **BEDROOM FOUR 4.48 x 3.28 (14'8" x 10'9")**

A further double bedroom with a radiator and leaded light double glazed window to

the rear elevation.

#### **BEDROOM FIVE 4.50 x 2.80 (14'9" x 9'2")**

A generous fifth bedroom with a radiator and leaded light double glazed window to the rear elevation.

#### **FAMILY BATHROOM 3.00 x 2.10 (9'10" x 6'11")**

Fitted with a white suite comprising a low level wc, bidet, pedestal hand wash basin and a panelled bath with separate shower over, tiled surrounds, ceramic floor tiles, radiator and leaded light double glazed window to the front elevation.

#### **OUTSIDE FRONT**

The property is set back behind this highly regarded private road behind an established front garden laid predominantly to lawn with a sweeping block paved driveway providing off-road parking for several vehicles leading to the part integral double garage and gated access to the gardens.

#### **GARAGE**

Part integral double garage with twin up and over doors, power and light, personal door to the reception hallway.

#### **GARDENS**

The property enjoys the benefit of private grounds extending to both sides and rear of the property, laid predominantly to lawn enjoying a private backdrop of mature trees enhancing the private nature of the location. Substantial raised rockery border with specimen trees, garden enclosed by wooden panelled fencing with double wooden gates to the side of the property with hardstanding for additional parking if so required.

#### **TENURE AND COUNCIL TAX**

The Tenure of this property is FREEHOLD. The Council Tax Band is "G". The amount payable for the year 2018/19 is £2,814.87.













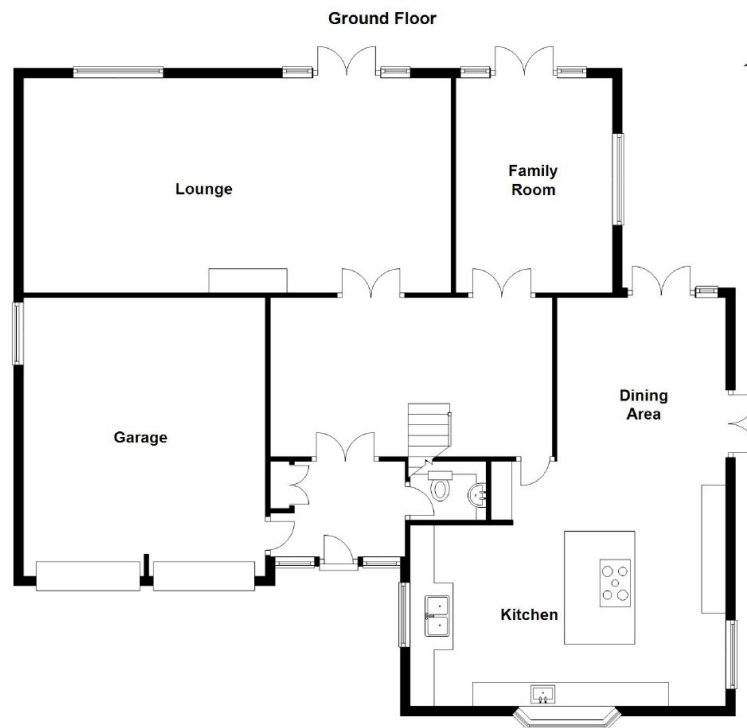












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