



PUTTERILLS

est. 1992

6 Church Lane, Old Town, Stevenage, SG1 3QR  
**£669,995**

## PERIOD FOUR/FIVE BEDROOM DETACHED FAMILY HOME FEATURING A STUNNING OPEN-PLAN "SUPER ROOM" COMBINING 47 SQ METRES OF KITCHEN/DINING AND SEATING SPACE.

\* PLEASE CLICK ON THE IMMERSIVE VIRTUAL TOUR SHOWCASING THE OPEN-PLAN "SUPER ROOM" \*

An attractive Victorian double fronted four/FIVE bedroom detached family home benefiting from a recent two-storey rear extension adding a generous master bedroom suite and a most impressive vast open-plan "super room" to the rear of the property combining a stylish sleek fitted kitchen with open-dining and seating areas creating a family hub of outstanding quality further enhanced by an impressive vaulted ceiling with exposed brickwork and steel complemented further by a bank of double glazed bi-folds opening onto the generous rear garden. This period home is conveniently situated within the heart of the Old Town, just a stone's throw from the historic High Street and local amenities whilst situated within a 15 minute walk of the mainline railway station with direct fast trains to Kings Cross within approximately 23 minutes. Further practical benefits include double glazing with a modern combination gas fired boiler serving radiators and under-floor heating to the kitchen extension and a larger than average private rear garden. In full, the accommodation comprises an entrance hall, reception hallway, inner hallway, downstairs utility room/wc, family room/ground floor bedroom five, comfortable lounge, open-plan kitchen/diner/family room, first floor split level landing leading to four generous bedrooms with an en-suite shower room to the master bedroom and family bathroom. 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, 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

Decorative storm porch with a period style part-glazed front door opening to:

### ENTRANCE HALLWAY

Finished with black and white checkerboard floor tiles, coat hanging space, part-glazed door to:

### RECEPTION HALLWAY

Continuation of black and white checkerboard floor tiling, radiator with decorative cover, staircase rising to the first floor with storage cupboard to one side.

Door to sitting room with a further door to:

### INNER HALLWAY

Finished with stylish grey ceramic floor tiles, downlighters, glazed double doors to the family room/bedroom five, square arch opening through to the kitchen with door to:

### UTILITY ROOM / WC 2.57 x 1.42 (8'5" x 4'8")

Requires finishing but currently fitted with a low level wc with a concealed cistern and a circular hand wash basin with vanity cupboard below, recess with space and plumbing for a washing machine and space above for a tumble dryer. Double glazed window to the side elevation, continuation of grey floor tiles and recently installed gas fired combination boiler.

### FAMILY ROOM / BEDROOM FIVE 3.35 x 3.16 (11'0" x 10'4")

An additional versatile reception room currently being used as an occasional fifth bedroom featuring exposed wooden floorboards, double glazed bay window to the front elevation and a decorative cast iron fireplace with tiled hearth and single panelled

radiator.

### SUPER ROOM 9.13 x 5.14 (29'11" x 16'10")

The property has been extended to the rear creating a fantastic open-plan family hub incorporating a kitchen with both dining and seating areas whilst featuring a part-vaulted sloping ceiling over the dining area with exposed brickwork and supporting steel. An abundance of natural light provided by a bank of powder coated aluminium bi-folding doors with further double glazed picture windows to both the rear and side elevations. The kitchen area is defined by a bespoke range of white gloss deep base soft self-closing drawers with concealed cutlery and utensil drawers with a black Rangemaster dual fuel range oven incorporating a gas hob with matching black extractor canopy above flanked by wooden effect work surfaces. A substantial oak kitchen island built around a feature brick column with exposed industrial style electrics with USB charging points with an inset white ceramic sink unit with chrome mixer tap. Contemporary style stainless steel drawers below conceal an integrated dishwasher, recycling bins and further soft

self-closing drawers. A range of concealed white gloss units below the breakfast complete the island. The current owners have also adapted a substantial Welsh dresser to the kitchen recess (available by separate negotiation). Space for fridge/freezer, shelved pantry cupboard, zoned downlighters and continuation of stylish grey floor tiles. The kitchen opens into a substantial dining area with seating beyond opening into the sitting room enhancing the modern open-plan feel to the ground floor accommodation. The majority of the kitchen extension benefits further from thermostatically controlled under-floor heating.

#### **SITTING ROOM 6.69 x 3.01 (21'11" x 9'11")**

A most comfortable room featuring wooden flooring, double glazed bay window to the front elevation with fitted shutters and decorative fire surround, two radiators and TV aerial point.

#### **FIRST FLOOR SPLIT LEVEL LANDING**

Split level landing with individual stairs rising to the master bedroom suite with further doors to the remaining three bedrooms and bathroom. There is a degree of finishing required to the square arch linking the original property to the rear extension.

#### **FEATURE HALF LANDING**

Leading to the master bedroom with exposed brickwork and feature vaulted skylight window. Door to:

#### **MASTER BEDROOM ONE 4.34 x 4.14 (14'3" x 13'7")**

A most comfortable well proportioned double room with two radiators and two double glazed windows to the rear elevation. Door to:

#### **EN-SUITE SHOWER ROOM 3.15 x 1.32 (10'4" x 4'4")**

Fitted with a low level wc, vanity hand wash basin set to a deep vanity shelf, shower

cubicle with fitted rain shower with laundry shelves to one side, chrome heated towel rail, downlighters, extractor fan, wooden flooring and double glazed window to the rear elevation.

#### **BEDROOM TWO 4.16 x 3.39 (13'8" x 11'1")**

A further generous double bedroom with a radiator and double glazed bay window to the front elevation.

#### **BEDROOM THREE 3.39 x 3.16 (11'1" x 10'4")**

A further double bedroom with wooden laminate flooring, radiator and double glazed window to the front elevation.

#### **BEDROOM FOUR 3.02 x 2.74 (9'11" x 9'0")**

Wooden laminate flooring, radiator and double glazed window to the rear elevation.

#### **FAMILY BATHROOM**

The bathroom would benefit from refitting, currently comprising a panelled bath, pedestal hand wash basin and low level wc with space for a shower cubicle. Access to the loft space and double glazed window to the side elevation.

#### **OUTSIDE**

##### **FRONT**

The property is set back from Church Lane behind dwarf brick decorative boundary walls with clipped hedging with pathway extending to the storm porch and front door. Gated access at the side leading to the rear garden.

##### **REAR GARDEN**

The property enjoys the advantage of a generous rear garden offering an excellent degree of privacy whilst taking account the central location of the property. The garden is laid predominantly to lawn with a raised entertaining deck to the rear with a garden

shed to one side (possibly available by separate negotiation). Further decking adjacent to the rear of the property with a block paved pathway extending to the bottom of the garden and access to the side. The remainder of the garden is enclosed by wooden panelled fencing with bamboo screening and conifer shrubbery with an additional concealed garden shed to one corner. Outside lighting.

#### **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.

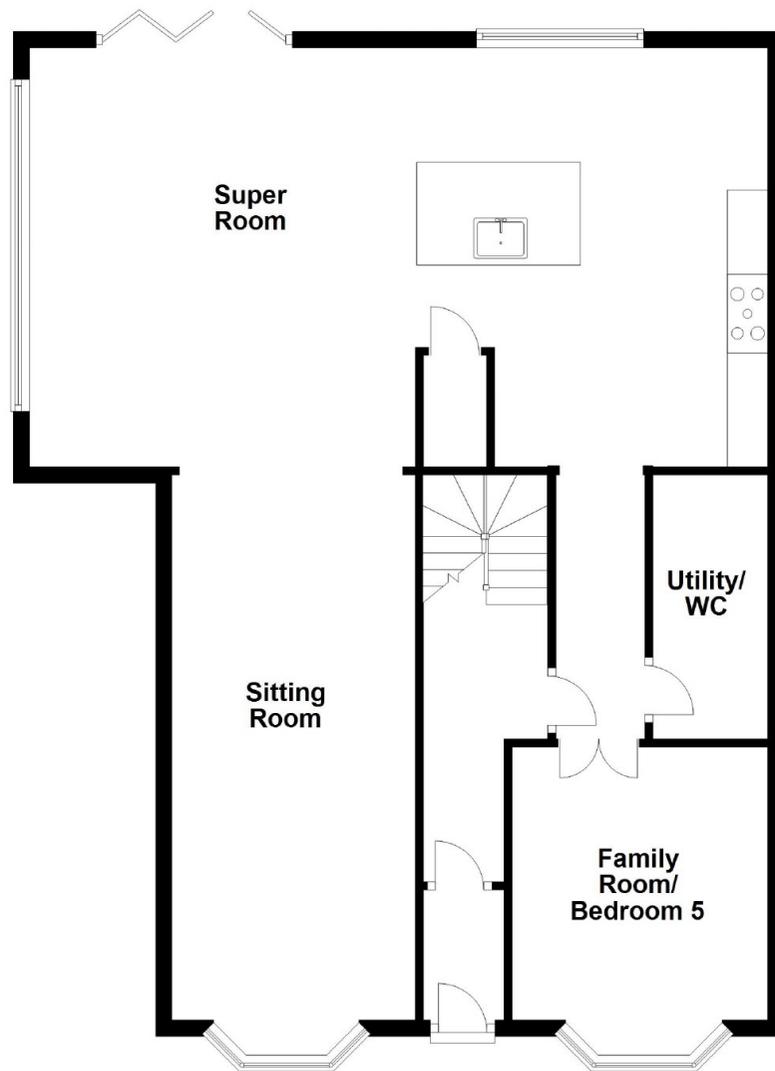




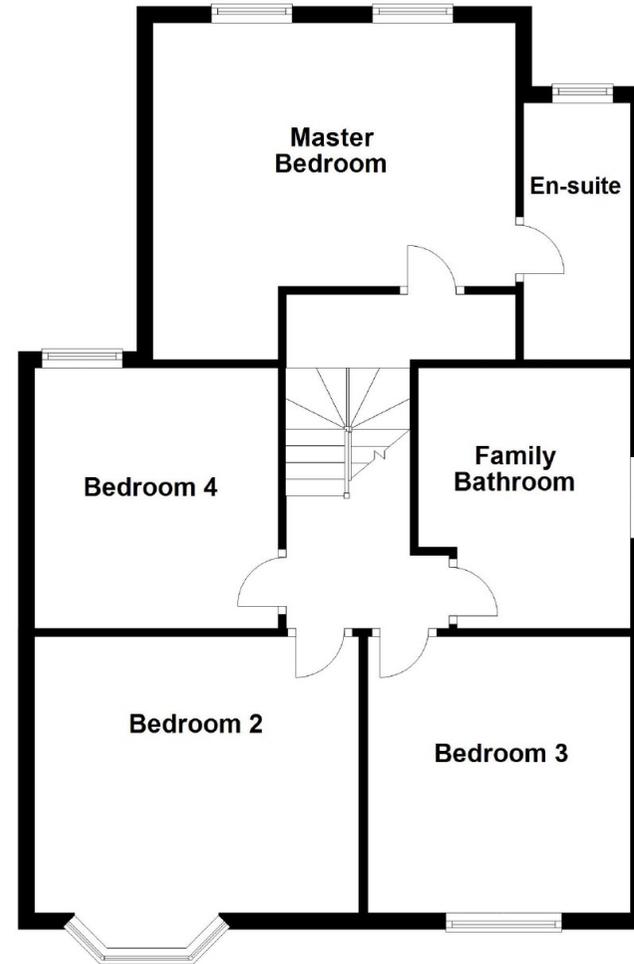




### Ground Floor



### First Floor



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