



PUTTERILLS

est. 1992

18 Drury Lane, Stevenage, SG1 4RA

**£344,995**

## MODERN, CONTEMPORARY DESIGN, THREE GENEROUS BEDROOMS, OPEN-PLAN KITCHEN/DINER, GARAGE, DRIVEWAY AND GARDENS.

A well presented and spacious modern three bedroom semi-detached home occupying a pleasant plot whilst situated towards the end of this residential cul-de-sac within the Chrysalis Park development on the eastern outskirts of Stevenage. The property has the advantage of a larger than average rear garden and an adjoining single garage with block paved driveway providing off-road parking for one additional vehicle. Further practical benefits include contemporary style powder coated aluminium double glazed windows and gas fired central heating. The accommodation comprises a reception hallway, downstairs cloakroom/wc, an open-plan modern fitted kitchen/dining room with a square bay window and an open-plan spacious lounge. The first floor landing leads to three bedrooms with built-in wardrobes to the master bedroom with a well appointed en-suite shower room with a further built-in wardrobe and storage to the third bedroom. In addition there is a modern family bathroom. 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

Double glazed front door

opening to:

#### RECEPTION HALLWAY

Wooden effect flooring, coat hanging space, downlighters, radiator, staircase rising to the first floor and doors to:

#### DOWNSTAIRS CLOAKROOM

Fitted with a low level wc with push button flush and a pedestal hand wash basin, tiled flooring and splashback, double glazed window to the front elevation.

#### KITCHEN / DINING ROOM

An open-plan kitchen/diner fitted to one end with a comprehensive range of cream gloss wooden edged base and eye level units and drawers finished with black granite effect

rolled edge work surfaces with matching upstands with an inset one and half bowl stainless steel sink unit with chrome mixer tap. Integrated appliances include a fridge/freezer, washing machine, glazed and stainless steel double oven with stainless steel four-ring gas hob, stainless steel splashback and extractor canopy above. Under-unit and downlighters, cream ceramic floor tiles, TV point, radiator, ample space for dining table and walk-in square double glazed bay window to the front elevation.

#### LOUNGE 4.78 x 3.97 (15'8" x

Measurements exclude a useful understairs storage cupboard. A



most comfortable room of excellent proportions featuring continuation of wooden effect flooring, built-in media cabinet with concealed wiring for wall mounted television above, TV and phone points, central heating thermostat, radiator and double glazed french doors opening to the rear garden.

### **FIRST FLOOR LANDING**

Radiator, access to the loft space, airing cupboard housing hot water tank and laundry shelves. Doors to:

### **BEDROOM ONE 3.80 x 2.62**

Measurements include a built-in double wardrobe with sliding doors, radiator, TV point and double glazed window to the rear elevation. Door to:

### **EN-SUITE SHOWER ROOM**

Measurements exclude the shower recess. Fitted with a modern white three-piece suite comprising a low level wc with push button flush, pedestal hand wash basin and walk-in shower cubicle with fitted shower. Natural stone effect tiled flooring and wall tiles, white heated towel rail, extractor fan and downlighters.

### **BEDROOM TWO 3.20 x 2.63**

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

### **BEDROOM THREE 2.61 x 2.07**

Measurements exclude a built-in wardrobe with matching shelving to one side, radiator and double glazed window to the rear elevation.

### **BATHROOM 2.07 x 1.68 (6'9")**

Fitted with a white three-piece suite comprising a panelled bath with chrome mixer tap and separate shower over, pedestal hand wash basin with chrome mixer tap and a low level wc with push button flush. Natural stone effect tiled flooring and wall tiles, white heated towel rail, shaver point and double glazed window to the front elevation.

### **OUTSIDE FRONT**

The property is situated towards the end of the cul-de-sac, set back from the road behind a pebbled front garden with shrub borders with pathway extending to the storm porch with light and front door.

### **DRIVEWAY**

Block paved driveway to the

side of the property providing off-road parking for one vehicle leading to attached single garage.

### **SINGLE GARAGE**

With metal up and over door, power and light, eaves storage space and personal door to the rear garden.

### **REAR GARDEN**

Paved terrace across the width of the property with the garden beyond laid predominantly to lawn with well stocked shrub borders enclosed by wooden panelled fencing, two outside double power sockets, outside tap and light. Gated access to the front and personal door to the garage.

### **AGENTS NOTE**

We are advised by the vendors that there is an annual maintenance charge payable of £90.00 being a contribution for the upkeep of private road/communal areas.

### **TENURE AND COUNCIL TAX**

The Tenure of this property is FREEHOLD.

The Council Tax Band is "D". The amount payable for the year 2018/19 is £1,688.92.



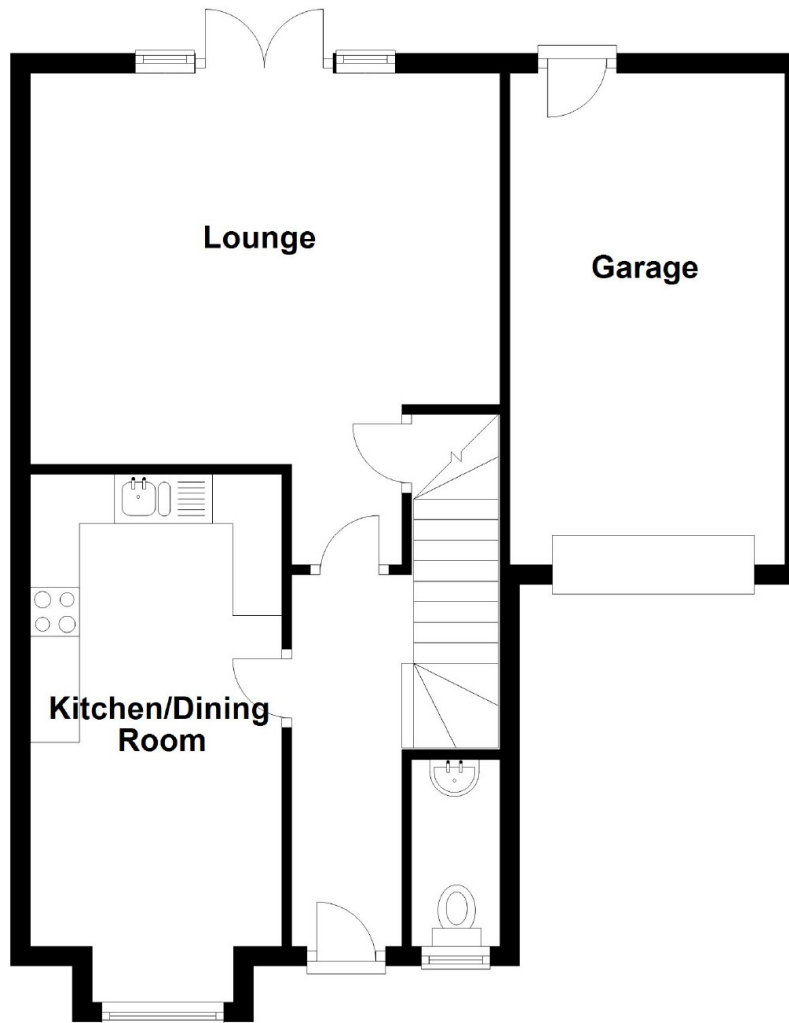




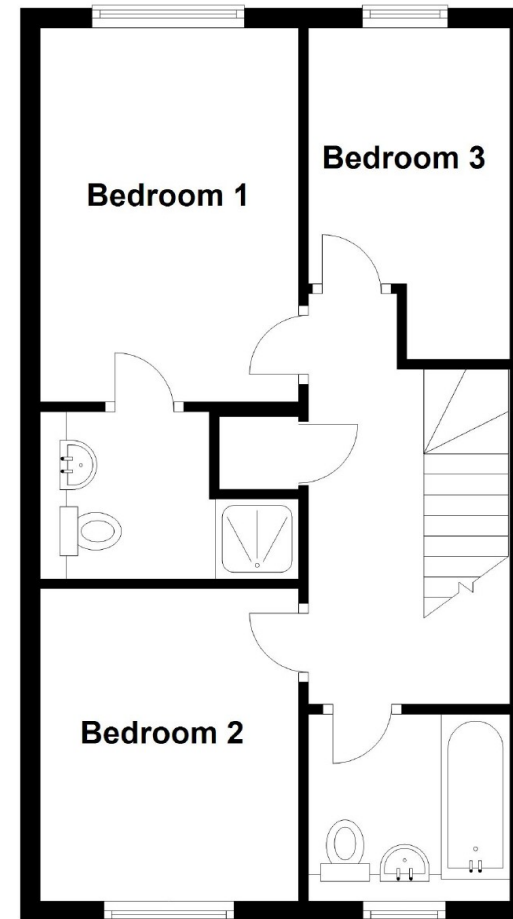




**Ground Floor**



**First Floor**



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