



PUTTERILLS

— est. 1992 —

5 Yew Tree Close, Walkern, SG2 7BF

**£499,995**

**WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME TUCKED AWAY IN THE CORNER OF THIS SOUGHT-AFTER CUL-DE-SAC OF SIMILAR DETACHED HOMES WITHIN THIS HIGHLY REGARDED HERTFORDSHIRE VILLAGE.**

An attractive, modern four bedroom detached family home enjoying a pleasant corner cul-de-sac position within this popular yet conveniently situated Village. Set back from the cul-de-sac behind a substantial one and half sized garage with a driveway for two vehicles whilst enjoying pleasant views over the surrounding countryside. The thoughtfully designed accommodation has been well maintained by the current owners and comprises a wide welcoming reception hallway, downstairs cloakroom/wc, comfortable lounge, generous separate dining room and fully fitted kitchen/breakfast room and a separate utility room. The wide first floor landing provides access to four well proportioned bedrooms with an en-suite shower room to the master bedroom and a well appointed family bathroom. Further practical benefits include gas fired central heating and double glazing. Viewing highly recommended.

#### **LOCATION**

Walkern is a select and pretty village set through country lanes approximately four miles from the nearest train station in Stevenage which has fast regular trains to London Kings Cross (approx 23 minutes). Within the village there are local shops including a convenience store, renowned tea rooms, pubs, restaurants and a highly regarded infant/junior school which has an OFSTED rating of "Good".

#### **THE ACCOMMODATION COMPRISES**

Part-glazed front door opening to:

##### **RECEPTION HALLWAY 3.05 x 2.80 (10'0" x 9'2")**

A wide welcoming reception hallway with an attractive staircase rising to the first floor, radiator, central heating thermostat and double glazed window to the front elevation. Oak internal doors to:

##### **DOWNSTAIRS CLOAKROOM / WC**

Fitted with a pedestal hand wash basin with mixer tap, low level wc with push button flush, wooden effect flooring, radiator, extractor fan and double glazed window to

the side elevation.

##### **KITCHEN / BEAKFAST ROOM 4.47 x 2.78 (14'8" x 9'1")**

A particular feature of the property is the generous modern fitted kitchen/breakfast room comprising a comprehensive range of light oak base and eye level units and drawers finished with chunky chrome handles and mottled square edged deep granite work surfaces with matching upstands with an inset one and half bowl stainless steel sink unit with a carved drainer and counter-mounted mixer tap. A range of integrated appliances include a stainless steel and glazed oven, stainless steel four-ring gas hob with stainless steel splashback and extractor fan, integrated dishwasher and fridge/freezer. Stylish over-sized square cream floor tiles, radiator, ample space for breakfast table, under-unit and downlighters. Dual aspect provided by sealed unit double glazed windows to both the rear and side elevations. Door to:

##### **UTILITY ROOM 1.88 x 1.56 (6'2" x 5'1")**

Fitted with a matching range of light oak kitchen units finished with granite effect

work surfaces with an inset stainless steel sink unit with integrated washing machine, continuation of cream floor tiles and sealed unit double glazed door and window to the side of the property.

##### **LOUNGE 4.81 x 3.87 (15'9" x 12'8")**

A most comfortable room of excellent proportions featuring a natural stone cream fireplace with an inset living flame gas fire and matching hearth, two radiators, TV aerial point and sealed unit double glazed french doors with side windows opening onto the rear garden.

##### **DINING ROOM 3.95 x 2.76 (13'0" x 9'1")**

Ample space for family sized dining table, stylish wooden effect flooring, radiator and sealed unit double glazed french doors opening to the front garden.

##### **FIRST FLOOR LANDING**

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

##### **BEDROOM ONE 3.87 x 3.30 (12'8" x 10'10")**

TV and phone points, radiator and sealed unit double glazed window to the rear elevation. Door to:

**EN-SUITE SHOWER ROOM 1.83 x 1.65 (6'0" x 5'5")**

Fitted with a modern white three-piece suite comprising a low level wc with push button flush, pedestal hand wash basin with chrome mixer tap and corner shower cubicle with natural stone effect tiling, chrome heated towel radiator and double glazed window to the side elevation.

**BEDROOM TWO 4.35 x 2.75 (14'3" x 9'0")**

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

**BEDROOM THREE 3.45 x 2.48 (11'4" x 8'2")**

Measurements include a substantial range of built-in wardrobes with sliding mirrored doors, radiator and double glazed window to the front elevation.

**BEDROOM FOUR 2.81 x 2.06 (9'3" x 6'9")**

Radiator and double glazed window to the rear elevation.

**BATHROOM 2.08 x 1.70 (6'10" x 5'7")**

Fitted with a white three-piece suite comprising a panelled bath with chrome mixer tap and shower attachment, pedestal hand wash basin with mixer tap and a low level wc with push button flush, natural stone effect wall and floor tiles with contrasting mosaic border tile, chrome heated towel rail, extractor fan and sealed unit double glazed window to the side elevation.

**OUTSIDE FRONT**

The property is situated in the corner of the cul-de-sac behind an established front garden with central box hedging feature, the garden extends to the side with gated access

to the rear garden with additional storage space behind the garage. The pathway extends to a storm porch and front door.

**GARAGE 5.42 x 3.71 (17'9" x 12'2")**

A larger than average single and a half garage with an up and over door, power and light with eaves storage potential.

**PARKING**

Tandem parking to the front of the garage for two vehicles.

**REAR GARDEN**

Laid predominantly to lawn enclosed by wooden panelled fencing whilst enjoying a private aspect with distant countryside views.

**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.









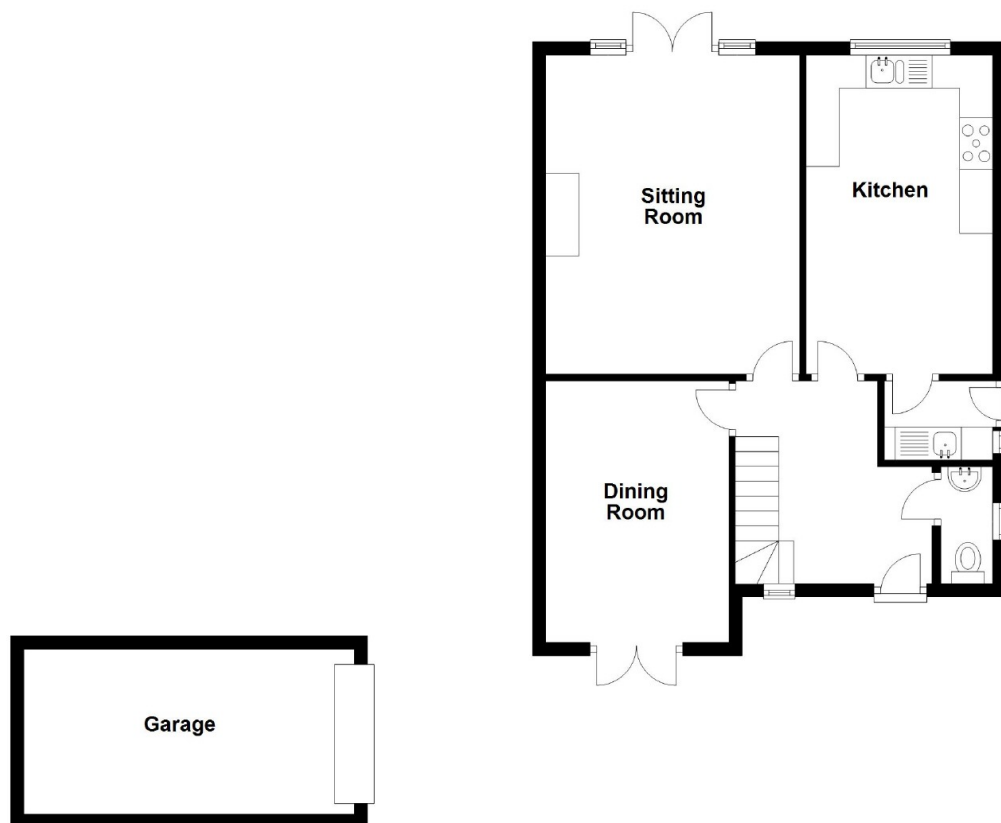








Ground Floor



First Floor

