



PUTTERILLS

est. 1992

2 Dunwich Farm, Stevenage, SG1 2JX

£599,995

TRADITIONALLY DESIGNED FIVE BEDROOM, THREE BATHROOM FAMILY HOME WITH A DISTINCT PERIOD STYLE WITHIN EXCLUSIVE CUL-DE-SAC OF SIMILAR HOMES ON THE WESTERN OUTSKIRTS OF THE TOWN.

An attractive, traditionally designed five bedroom detached family home built to an excellent standard by well known, highly regarded local builder whilst enjoying a pleasant cul-de-sac position of just six similar homes on the western outskirts of Stevenage. The well presented accommodation is arranged over three floors in a traditional period style normally associated with older properties with features including solid wall construction, oak internal doors, wooden flooring and staircase and a most impressive feature brick-built Inglenook fireplace with wood burning stove, wooden sealed unit double glazed windows complement the traditional feel whilst further practical benefits include gas fired central heating and a triple width block paved driveway providing off-road parking for at least three vehicles with the benefit of a single garage with further parking space situated at the entrance to the cul-de-sac. The accommodation comprises a wide welcoming reception hallway, spacious modern fitted cloakroom/wc, a most comfortable lounge with feature Inglenook fireplace, fitted kitchen with granite work surfaces with matching separate utility room and a fantastic sized dining room, ideal for entertaining. The first floor landing leads to three generous double bedrooms with the master bedroom featuring a dressing area recess with built-in wardrobes and an en-suite bathroom with a family bathroom to the first floor with a whirlpool bath. The second floor landing provides access to two further bedrooms, one of which is a further excellent sized double room with built-in wardrobes with the fifth bedroom currently being used as a study with the advantage of a second recently refitted en-suite shower room. In addition there is a pleasant private rear garden. 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

Glazed leaded light substantial oak front door opening to:

RECEPTION HALLWAY 3.67 x 2.22 (12'0" x 7'3")

A wide welcoming reception hallway finished with bamboo wooden flooring, central heating thermostat, alarm control panel, double panelled radiator, downlighters and a feature staircase with bamboo treads and risers, rising to the first floor complemented by oak handrails and balustrades with oak panelled internal doors opening to:

DOWNSTAIRS CLOAKROOM / WC 2.03 x 1.25 (6'8" x 4'1")

Spacious cloakroom fitted with a white suite comprising a low level wc and a pedestal hand wash basin finished with natural stone effect floor tiles with decorative wooden panelling, radiator and sealed unit double glazed window to the front elevation.

LOUNGE 6.08 x 3.67 (19'11" x 12'0")

A most comfortable room of excellent proportions featuring a substantial brick-built Inglenook feature fireplace with brick tiled hearth and concealed lighting, a recessed substantial wrought-iron wood burning stove with oak bessemer, continuation of bamboo wooden flooring, dual aspect provided by sealed unit double glazed french doors with side windows opening to the rear garden and a sealed unit double glazed window to the front elevation. TV and phone points and radiator\.

DINING ROOM 3.61 x 3.48 (11'10" x 11'5")

Of excellent proportions, ideal for entertaining, with ample space for a large dining room table, continuation of bamboo wooden flooring, radiator, sealed unit double

glazed french doors with side windows opening to the rear garden with further sealed unit double glazed window to the side elevation.

KITCHEN 3.77 x 3.28 (12'4" x 10'9")

Measurements taken into door recess. Comprising a comprehensive range of oak, base and eye level units and drawers finished with chrome handles complemented by square edged black polished granite work surfaces with matching upstands with an inset black sink unit with a counter-mounted mixer tap. A range of integrated appliances include a dishwasher, drinks fridge, fridge/freezer, stainless steel and glazed oven with a touch-sensitive electric hob over and stainless steel extractor canopy above, under-unit and downlighters, cream natural stone effect floor tiles, white tiled splashbacks, double panelled radiator and a sealed unit double glazed window to the rear elevation. Door to:

UTILITY ROOM 2.02 x 1.91 (6'8" x 6'3")

Fitted with a matching range of oak base and eye level units with chrome handles finished

with square edged black polished granite work surfaces with matching upstands with an inset black circular sink unit with a counter-mounted mixer tap with integrated washing machine and tumble dryer. Continuation of cream natural stone effect floor tiles with white tiled splashbacks, sealed unit double glazed window to the front elevation, eye level cupboard housing wall mounted gas fired boiler and a sealed unit double glazed door to the side of the property.

FIRST FLOOR LANDING 3.89 x 2.23 (12'9" x 7'4")

A wide landing with sealed unit double glazed window to the front elevation, second central heating thermostat, single panelled radiator, staircase continuing to the second floor, airing cupboard with hot water tank and laundry shelves. Oak internal doors to:

BEDROOM ONE 3.91 x 3.66 (12'10" x 12'0")

Of excellent proportions featuring a dressing area recess (1.61m x 1.21m) with a built-in double wardrobe with oak doors, double panelled radiator and sealed unit double glazed window to the front elevation. Door to:

EN-SUITE BATHROOM- 2.17 x 1.69 (7'1" x 5'7")

Fitted with a white three-piece suite comprising a low level wc and a pedestal hand wash basin, panelled bath with chrome mixer tap and shower attachment, white tiled walls with contrasting glazed mosaic border tile and natural stone effect tile floors, chrome towel rail, extractor fan and sealed unit double glazed window to the rear elevation.

BEDROOM TWO 3.28 x 3.12 (10'9" x 10'3")

A further double bedroom with a radiator and sealed unit double glazed window to the

rear elevation.

BEDROOM THREE 3.29 x 2.67 (10'10" x 8'9")

Featuring continuation of bamboo wooden flooring, radiator and sealed unit double glazed window to the front elevation.

FAMILY BATHROOM 2.23 x 1.68 (7'4" x 5'6")

Fitted with a white three-piece suite comprising a low level wc, pedestal hand wash basin and a panelled whirlpool bath with separate shower over, white tiled walls with contrasting glazed mosaic border tile and natural stone effect floor tiles, shaver point, chrome tower rail and sealed unit double glazed window to the rear elevation.

SECOND FLOOR LANDING

Sealed unit double glazed Velux window to the rear elevation and oak internal doors to:

BEDROOM FOUR 3.87 x 3.72 (12'8" x 12'2")

A further impressive double room with measurements including a substantial range of built-in wardrobes across the width of the room with oak doors, radiator, continuation of bamboo wooden flooring and a sealed unit double glazed Velux window with fitted blind to the front elevation.

BEDROOM FIVE 3.71 x 2.11 (12'2" x 6'11")

Currently being used as a study but could be used as a fifth bedroom or as a dressing room to Bedroom Four if so required, featuring continuation of the bamboo wooden flooring, sealed storage cupboard and sealed unit double glazed Velux window with fitted blind and window seat to the front elevation. Door to:

EN-SUITE SHOWER ROOM 2.66 x 1.43 (8'9" x 4'8")

Fitted with a white three-piece suite comprising a low level wc and a pedestal

hand wash basin and a wide double walk-in shower cubicle with Aqualisa shower with external "start/stop" functionality, porcelain tiled splashbacks and natural stone effect floor tiles, double panelled radiator, extractor fan and sealed unit double glazed window to the side elevation.

OUTSIDE FRONT

The property is situated within this popular private cul-de-sac of six similar homes.

PARKING

A wide triple block paved driveway provides off-road parking for three vehicles with pebbled borders to either side, log stores and gated access at the side of the property leading to the rear garden. Step to the front door with traditional tiled storm porch. Outside light.

REAR GARDEN

The property enjoys a private aspect to the rear backing onto a mature hedgerow whilst enclosed by wooden panelled fencing. Garden is laid predominantly to lawn with a wide limestone paved terrace with a further circular patio, wooden summerhouse and garden shed. Gated access to the front.

GARAGE

There is a single garage situated at the entrance to the cul-de-sac with parking in front of the garage for a fourth vehicle.

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











