



PUTTERILLS

est. 1992

13 Colwyn Close, Old Town, Stevenage, SG1 2AT
£329,995

CHAIN FREE, EXTENDED THREE BEDROOM HOME CONVENIENTLY SITUATED WITHIN WALKING DISTANCE OF THE HISTORIC OLD TOWN HIGH STREET AND MAINLINE RAILWAY STATION

A deceptively spacious extended three bedroom end of terrace occupying a larger than average plot conveniently situated within walking distance of both the mainline railway station and the historic Old Town High Street. The property is offered for sale CHAIN FREE with the advantage of a garage situated en-bloc to the rear of the property with an additional allocated parking space to the front. Further practical benefits include gas fired central heating and double glazing. The property has been extended to the side to provide a downstairs shower room/wc and a separate utility room. In full the accommodation comprises a reception hallway, open-plan kitchen/dining room, lounge, downstairs shower room/wc, utility room, first floor landing leading to three bedrooms and a 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 COMPRISES

Double glazed front door opening to:

RECEPTION HALLWAY 2.78 x 1.38 (9'1" x 4'6")

Single panelled radiator and double glazed window to the side elevation

DOWNSTAIRS SHOWER ROOM / WC 3.42 x 1.48 (11'3" x 4'10")

Fitted with a low level wc, pedestal hand wash basin and a walk-in shower cubicle with fitted Aqualisa shower, white tiled splashbacks with cream ceramic floor tiles,

downlighters and double glazed window to the side elevation. Door to:

UTILITY ROOM 2.43 x 2.21 (8'0" x 7'3")

Continuation of cream ceramic floor tiles and fitted with a range of beech base and eye level units with work surface over and an inset stainless steel sink unit with mixer tap, single panelled radiator and double glazed window to the side elevation and double glazed door and window opening to the rear garden. Access to additional loft space.

KITCHEN / DINING ROOM 3.96 x 2.81 (13'0" x 9'3")

Fitted with a range of base and eye level units and drawers finished with grey rolled edge work surfaces with an inset stainless steel sink unit with mixer tap, ceramic tiled floor, white and patterned tiled splashbacks, wall mounted gas fired boiler, space and plumbing for kitchen appliances, ample space for dining table, single panelled radiator and double glazed window to the side and front elevation. Measurements exclude understairs storage cupboard.

LOUNGE 4.95 x 3.97 (16'3" x 13'0")

Measurements include the staircase rising to the first floor, TV aerial point, radiator, central heating thermostat, and double glazed french doors with side windows opening to the rear garden.

LANDING

Access to the loft space and doors to:

BEDROOM ONE 3.37 x 2.82 (11'1" x 9'3")

Measurements exclude a range of built-in wardrobes across the width of the room with a chest of drawers and bedside cabinets with further eye level storage cupboards above, radiator and double glazed window to the front elevation.

BEDROOM TWO 3.98 x 2.08 (13'1" x 6'10")

A further double bedroom with measurements excluding airing cupboard with hot water tank and laundry shelves, radiator and double glazed window to the rear elevation.

BEDROOM THREE 2.86 x 1.83 (9'5" x 6'0")

With a radiator and double glazed window to the rear elevation.

BATHROOM 2.38 x 1.90 (7'10" x 6'3")

Fitted with a panelled bath with mixer tap and shower attachment with separate electric shower over, low level wc and a pedestal hand wash basin, tiled splashbacks, wooden effect flooring, radiator and double glazed window to the side elevation.

OUTSIDE

The property is set back behind a small front garden enclosed by clipped hedging and shrub borders with pathway extending to the storm porch and front door.

REAR GARDEN

A larger than average rear garden for a property of this type extending to the side of the property, laid to lawn with a substantial paved patio with a wooden summerhouse. Garden enclosed by wooden panelled fencing with gated access to the rear.

GARAGE

Situated en-bloc within close proximity to the property.

PARKING

Allocated parking space situated within close proximity of the property.

TENURE AND COUNCIL TAX

The Tenure of this property is FREEHOLD. The Council Tax Band is "D" and the amount payable for the year 2018/19 is £1,688.92.





