



PUTTERILLS

— est. 1992 —

12 Giles Crescent, Stevenage, SG1 4GG  
**£365,000**



## CHOICE OF FOUR BRAND NEW THREE BEDROOM HOMES - PRICES FROM £355,000 - £380,000.

\* OPEN DAY SATURDAY 9TH FEBRUARY FROM 11.00AM. CALL 01438 316846 TO BOOK YOUR VIEWING APPOINTMENT \*

One of four BRAND NEW three bedroom homes, offered for sale at the "Forster Oaks" Development located off Wedgewood Way, close to the outskirts of Stevenage. Built by Chase Homes with the added security of a 10 year NHBC, these thoughtfully designed homes have been finished to an excellent standard throughout. No.12 Giles Crescent is a three bedroom end of terrace property with grey block paved double width parking immediately outside the front door providing parking for one large or two smaller vehicles. Rear access is provided to the landscaped garden laid predominantly to lawn with a paved patio area and garden shed whilst enjoying a private aspect backing onto a wooden coppice; Internally, the property is finished throughout with hessian coloured carpet, wooden and tiled effect stylish flooring to the reception hallway, cloakroom, kitchen and family bathroom. The accommodation comprises a reception hallway with walk-in storage/coats cupboard, downstairs cloakroom/wc, kitchen/breakfast room, open-plan lounge/dining room, first floor landing with heated drying/airing cupboard, three spacious bedrooms and a family bathroom.

### SPECIFICATION

- \* 10 Year NHBC
- \* Balance of Defects Warranty
- \* Dual coloured UPVC double glazed windows and doors finished externally in matt black with white internal frames
- \* Dual coloured double glazed composite front door
- \* Contemporary white panelled internal doors
- \* Chrome door furniture
- \* LED downlighters and under-unit lighting to the kitchen
- \* Gas fired central heating with combination boiler
- \* Zoned thermostatic controls
- \* High gloss soft self-closing kitchen units finished in Mocha with chrome handles
- \* Neff integrated appliances including stainless steel and glazed electric oven, ceramic hob, extractor canopy

and washing machine/dryer

- \* Duravit sanitaryware
- \* Chrome shower over bath
- \* Lawned rear garden with patio, shed and rotary dryer
- \* Outside tap and light

### 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 composite front door opening to:

#### RECEPTION HALLWAY 4.13 x 1.18 (13'7" x 3'10")

Measurements exclude the staircase rising to the first floor. Finished with stylish wooden effect flooring, telephone point, double panelled radiator, electric consumer unit, downlighters, central heating thermostat, contemporary style white internal panelled doors opening to:

#### DOWNSTAIRS CLOAKROOM / WC 2.00 x 1.15 (6'7" x 3'9")

Fitted with a white two-piece suite comprising a low level wc with chrome push button flush and a vanity hand wash basin with chrome mixer tap and white gloss vanity cupboard below, tiled splashback,

chrome heated towel radiator and continuation of wooden effect flooring, extractor fan, downlighters and opaque double glazed window to the front elevation.

### **KITCHEN / BREAKFAST ROOM 4.17 x 2.19 (13'8" x 7'2")**

Fitted with a comprehensive range of high gloss mocha coloured soft self-closing base and eye level units and drawers finished with chunky chrome handles complemented by natural stone effect square edged work surfaces with matching upstands and an inset one and half bowl stainless steel sink unit with chrome mixer tap. A range of appliances include an integrated Neff stainless steel and glazed oven with a Neff ceramic hob above, Neff stainless steel extractor canopy over with a glazed splashback and an integrated Neff washer/dryer. Space for fridge/freezer and room for a breakfast table, double panelled radiator, downlighters, under-unit lighting, extractor fan and cupboard housing wall mounted gas fired boiler. Double glazed window to the front elevation.

### **LOUNGE / DINING ROOM 4.77 x 4.69 (15'8" x 15'5")**

Of excellent proportions with downlighters, double panelled radiator, TV aerial and telephone points. Measurements include understairs storage cupboard. Wide double glazed french doors with full

height double glazed side windows opening to the rear garden.

### **FIRST FLOOR LANDING**

Double panelled radiator, downlighters, central heating thermostat, access to the loft space, airing/drying cupboard with electric heater and laundry shelves. White panelled contemporary styled doors opening to:

### **BEDROOM ONE 4.66 x 2.75 (15'3" x 9'0")**

TV aerial and telephone point, single panelled radiator, two double glazed windows to the rear elevation.

### **BEDROOM TWO 4.38 x 2.11 (14'4" x 6'11")**

Measurements include a walk-in wardrobe/storage cupboard, double panelled radiator and double glazed window to the front elevation.

### **BEDROOM THREE 3.06 x 2.50 (10'0" x 8'2")**

A generous single bedroom with a single panelled radiator and double glazed window to the front elevation.

### **BATHROOM 2.25 x 1.70 (7'5" x 5'7")**

Fitted with a white three-piece suite comprising a panelled bath with chrome mixer tap with separate chrome shower over, low level wc with push button flush and a vanity hand wash basin with chrome mixer tap and white high gloss vanity cupboard below, stylish tiled

splashbacks with tiled effect flooring, chrome towel radiator, extractor fan, downlighters and shaver point. Opaque double glazed window to the side elevation.

### **OUTSIDE**

#### **FRONT**

Pathway extending to the front door and storm porch with downlighters, shrub borders to either side, pathway extending to the side of the property with gated access to the rear garden.

#### **PARKING**

Wide grey block paved parking to the front of the property for at least one medium sized vehicle or two smaller vehicles,

#### **REAR GARDEN**

A private rear garden with a paved terrace across the width of the property, the garden beyond laid to lawn with further terrace to the rear, wooden garden shed, enclosed by wooden panelled fencing with trellis topped fencing to the rear. Gated access at the side. Views to mature wooded coppice beyond the boundary fence.

### **TENURE, COUNCIL TAX and EPC**

The Tenure of this property is FREEHOLD.

The Council Tax Band is "C". The amount payable for the year 2018/19 is £1,501.26.

The Energy Performance Certificate Rating is "B".

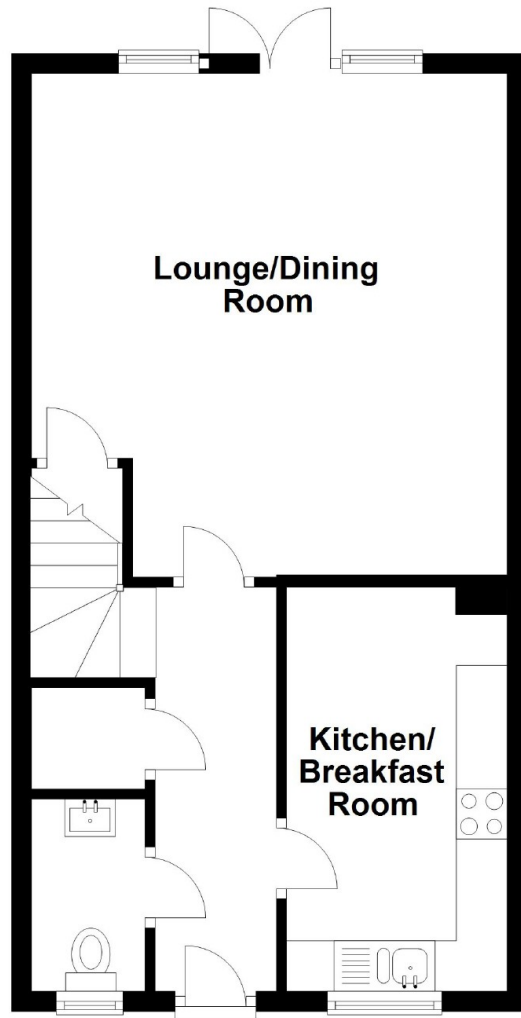




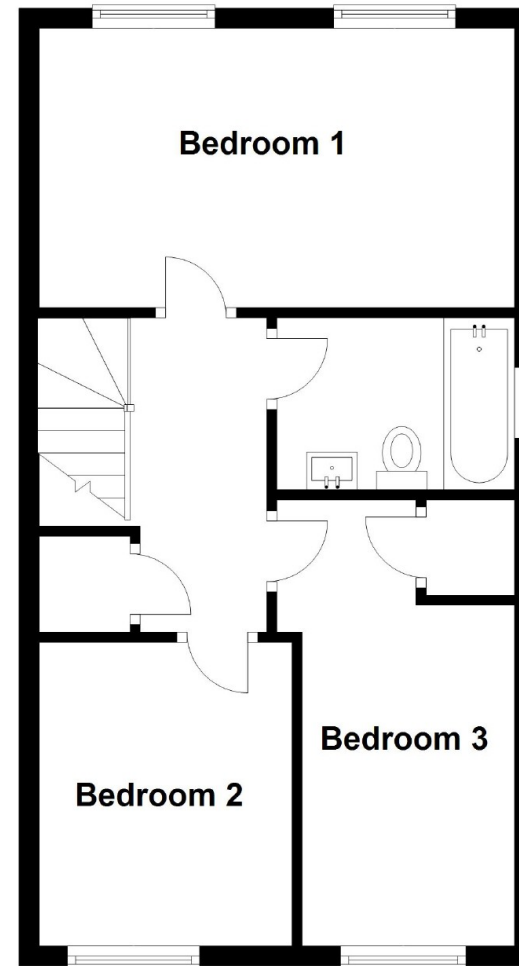




## Ground Floor



## First Floor



PUTTERILLS

est. 1992

[putterills.co.uk](http://putterills.co.uk) | 01438 316846 | [oldtown@putterills.co.uk](mailto:oldtown@putterills.co.uk)

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.