



PUTTERILLS

est. 1992

58 Walkern Road, Old Town, Stevenage, SG1 3RB
£580,000

**IMPRESSIVE PERIOD HOME OFFERING A SUBSTANTIAL ARRANGEMENT OF WELL PRESENTED ACCOMMODATION
COMPRISING IMPRESSIVE WELL PROPORTIONED ROOMS WITH A NUMBER OF ORIGINAL PERIOD FEATURES.**

A rare opportunity to purchase an imposing, extended Victorian three bedroom semi-detached family home offering an elegant, well proportioned arrangement of accommodation whilst occupying a generous private plot conveniently situated within walking distance of the historic Old Town High Street. The property is beautifully presented whilst retaining an abundance of period features including tall elegant ceilings, original stained glass leaded light panelled front door, an open fireplace to the dining room, original internal doors and brassware. The accommodation comprises a most impressive wide welcoming reception hallway, a comfortable lounge with feature square bay window and fireplace, well proportioned separate dining room, extended open-plan kitchen/breakfast room with bespoke kitchen units and integrated appliances. The first floor landing provides access to three double bedrooms with the master bedroom featuring a freestanding period style slipper bath with built-in wardrobes to all three rooms and a well appointed modern shower room. The driveway to the front of the property provides ample off-road parking whilst the southerly facing rear garden in excess of 100ft provides a further highlight of this wonderful home, 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 including a Waitrose and Tesco Express supermarket, cafés, restaurants, public houses, public library, local Schools and a bank. 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

Original wide hardwood front door with attractive stained glass leaded light panel and matching fanlight window over, opening to:

**RECEPTION HALLWAY 5.73 x 4.61
(18'10" x 15'1")**

Measurements taken into recess. A most impressive wide welcoming reception hallway with an attractive staircase rising to the first floor with cupboard below, tall

ceiling height, central heating thermostat, meter cupboard with corner shelving above, radiator and doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc with push button flush and wall mounted hand wash basin, tiled walls to half-height, wall mounted gas fired boiler and double glazed window to the side elevation.

SITTING ROOM 4.47 x 4.00 (14'8" x 13'1")

A most comfortable room featuring an attractive feature fireplace with white wooden surround with an inset living flame gas fire with a black slate hearth, built-in cabinets and illuminated shelves to fireplace recesses, dado rail, radiator, exposed wooden floorboards and feature double glazed square bay window to the front elevation with period carved decorative wooden pelmet over.

DINING ROOM 4.13 x 3.97 (13'7" x 13'0")

Of excellent proportions featuring tall ceiling height finished with picture rails and a

feature open fireplace set to a substantial wooden surround with original tiled slips and a black slate hearth. Built-in cabinet to recess with illuminated display shelves, radiator and double glazed casement doors opening to the rear garden.

KITCHEN / BREAKFAST ROOM 5.52 x 3.58 (18'1" x 11'9")

Extended to create a generous open-plan kitchen/breakfast room fitted with a comprehensive range of bespoke units by E C Hodge finished in solid beech complemented by solid wooden butchers block work surfaces, inset white ceramic one and half bowl sink unit with carved drainer and counter-mounted chrome mixer tap. The cupboards extend to wine rack storage tall larder style cupboards whilst concealing a comprehensive range of integrated appliances including a fridge/freezer, dishwasher and washing machine. Britannia stainless steel dual fuel range oven with a stainless steel extractor canopy above, contrasting glazed and tiled splashbacks, under-unit and downlighters with illuminated display shelving and wicker baskets to end

storage with breakfast bar space. Further room for table, terracotta tiled flooring with the benefit of thermostatic controlled under-floor heating, access to additional loft space and double glazed french doors with full height side windows opening to the rear garden with further double glazed window to the side.

FIRST FLOOR LANDING

Feature arched recess to the half landing, dado rail, sealed unit double glazed Velux skylight window, downlighters and loft access. Doors to:

BEDROOM ONE 3.83 x 3.38 (12'7" x 11'1")

Measurements exclude a comprehensive range of built-in wardrobes across the width of the room with sliding mirrored doors, exposed wooden floorboards, dado rail and radiator. Feature freestanding period style roll top slipper bath with claw feet with chrome taps providing an opulent addition to the room. Double glazed window to the front elevation.

BEDROOM TWO 4.11 x 3.50 (13'6" x 11'6")

A further generous double bedroom with exposed wooden floorboards. Measurements including a comprehensive range of built-in wardrobes with mirrored sliding doors, radiator and double glazed window to the rear elevation.

BEDROOM THREE 3.43 x 2.46 (11'3" x 8'1")

Measurements include built-in double wardrobes with sliding mirrored doors, radiator, exposed wooden floorboards and double glazed window to the rear elevation.

SHOWER ROOM 2.07 x 1.82 (6'9" x 6'0")

The main bathroom has been refitted with a modern sleek white suite comprising a low level wc with a concealed cistern set to burgundy gloss panels with push button flush

and black vanity shelf above with a vanity hand wash basin and chrome mixer tap to the side with burgundy gloss vanity cupboard below, double width walk-in shower cubicle with dual valve shower, natural stone effect tiled walls and flooring. Downlighters, chrome heated towel rail and double glazed window to the front elevation.

OUTSIDE

FRONT

Set back from the road behind a substantial block paved frontage providing ample off-road parking with established garden to the side with decorative dwarf brick walls. Entrance vestibule to front door and gated access to the rear garden.

REAR GARDEN

Generous private rear garden in excess of 100ft in length whilst enjoying a sunny southerly aspect. Wide paved terrace across the width of the property extending to the side with room to extend (subject to planning consent) with gated access to the front. Useful brick built store with light and power. Garden beyond laid to lawn flanked by deep well stocked shrub borders with a number of mature trees enhancing the private nature of the plot. Substantial wooden summerhouse/home office to the rear with raised beds, greenhouse and further shed beyond. Garden enclosed by wooden panelled fencing. Outside tap, power and lights.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD. The Council Tax Band is "E" and the amount payable for the year 2018/19 is £2,064.24.











