



PUTTERILLS

est. 1992

7 Turner Close, Chancellors Park, Stevenage, SG1 4AF
Offers in excess of £680,000

FANTASTIC PLOT BACKING ONTO WOODLAND WITHIN HIGHLY SOUGHT-AFTER CHANCELLORS PARK CUL-DE-SAC

* OPEN DAY SATURDAY 30TH MARCH FROM 11.00AM *

* CALL 01438 316846 TO BOOK YOUR VIEWING APPOINTMENT *

A rare opportunity to purchase a substantial, CHAIN FREE four bedroom detached family home occupying an impressive private plot backing onto mature woodland within a highly sought-after Chancellors Park cul-de-sac. The ground floor layout offers an impressive arrangement of accommodation including an entrance porch opening to a reception hallway with a downstairs cloakroom/wc, a generous dining room, a fantastic "L" shaped lounge, modern fitted kitchen/breakfast room and a separate utility room, the practical advantage of a study and a generous UPVC double glazed conservatory overlooking the rear garden. The first floor landing provides access to four generous bedrooms, all with built-in wardrobes with the master bedroom featuring a modern fitted en-suite shower complementing the modern fitted family bathroom. Further practical benefits include gas fired central heating and double glazing, a double width garage with electric roller door and a double width block paved driveway providing ample off-road parking. The rear garden is a particular highlight of the property, approximately 70ft wide and in excess of 50ft deep whilst backing onto Cuckoo Wood creating a semi-rural feel to the location. Turner Close is a highly regarded cul-de-sac off Chancellors Road and conveniently situated within walking distance of Lister Hospital, local Schools and the historic Old Town High Street. 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, 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

Leaded light double glazed composite front door with double glazed opaque side window opening to:

ENTRANCE PORCH 1.82 x 1.39 (6'0" x 4'7")

Finished with stylish oak flooring and a part vaulted ceiling with downlighters opening through to:

RECEPTION HALLWAY 4.79 x 1.94 (15'9" x 6'4")

A wide welcoming reception hallway featuring a stripped solid teak open-tread staircase and banister rising to the first floor, a wide square arch opens directly into the sizeable dining room with views through to the extensive rear garden creating an immediate open-plan feel to the ground floor accommodation. The reception hallway features a continuation of the stylish oak flooring, both a coats and storage cupboard, radiator and oak internal doors opening to:

DOWNSTAIRS CLOAKROOM / WC

Featuring continuation of part vaulted ceiling with downlighters and fitted with a white suite comprising a low level wc with push button flush and a vanity hand wash basin with chrome mixer tap with vanity cupboard below. Blue tiled splashbacks with natural stone effect floor tiles, radiator and opaque double glazed window to the front elevation.

STUDY 2.66 x 2.63 (8'9" x 8'8")

Featuring continuation of part vaulted ceiling, radiator and double glazed window to the front elevation.

DINING ROOM 3.54 x 3.43 (11'7" x 11'3")

Featuring continuation of stylish oak flooring, ample space for dining table, radiator and wide double glazed french doors opening to the rear garden.

KITCHEN / BREAKFAST ROOM 4.21 x 2.69 (13'10" x 8'10")

Fitted with a comprehensive range of modern oak base and eye level units and drawers finished with starburst Labrador quartz square edged work surfaces with a Franke Tectonite inset one and half bowl granite composite sink unit with a Triflow Brita filtered water tap, contrasting substantial oak butchers block breakfast bar with further cupboards below, space for fridge/freezer, under-unit and downlighters, dual tone ceramic tiled flooring and radiator. Stainless steel Rangemaster induction cooker with grill and five-ring hob and matching extractor hood and freestanding dishwasher (included in the sale). Double glazed window overlooking the rear garden. Square arch to:

UTILITY ROOM 3.87 x 1.41 (12'8" x 4'8")

Fitted with a further range of oak base and eye level units finished with oak butchers

block work surfaces with an inset ceramic Belfast sink with mixer tap with pull out hose, water softening filter system, space and plumbing for washing machine and tumble dryer, inbuilt space for a wine fridge, radiator, continuation of dual toned ceramic floor tiles, downlighters, double glazed window and door opening to the garden, personal door to the garage.

LOUNGE 6.31 into bay x 4.85 (20'8" into bay x 15'11")

An "L" shaped lounge of excellent proportions, measurement taken into wide walk-in double glazed square bay window to the front elevation, feature limestone fireplace with an inset living flame gas fire and matching limestone hearth, two radiators and double glazed tilt and turn patio doors opening to the conservatory.

CONSERVATORY 3.63 x 3.51 (11'11" x 11'6")

Of UPVC double glazed construction with three radiators, ceiling fan and double glazed windows and doors opening to the rear garden.

FIRST FLOOR LANDING

Access to part-boarded loft with lighting. Double glazed opaque window to the front elevation, radiator, airing cupboard with laundry shelves and wall mounted gas fired combination boiler. Doors to:

BEDROOM ONE 3.97 x 3.52 (13'0" x 11'7")

Measurements exclude twin built-in double wardrobes. Remote control ceiling fan with dimmer lighting, radiator and double glazed window to the rear elevation with views over the rear garden to woodland beyond. Door to:

EN-SUITE SHOWER ROOM 2.40 x 2.00 (7'10" x 6'7")

Fitted with a modern white suite comprising a double width walk-in shower cubicle with

fitted Mira shower with external controls, vanity hand wash basin set to white vanity shelf with high gloss white vanity cupboards below extending to a low level wc to one side with a concealed cistern behind matching high gloss white panels with push button flush. Textured white tiled walls with contrasting mosaic border tile and blue starburst granite floor tiles with under-floor heating, heated towel rail, condensation extractor fan, shaver point, downlighters and an opaque double glazed window to the front elevation.

BEDROOM TWO 3.62 x 2.85 (11'11" x 9'4")

Measurements exclude a double wardrobe recess with shelf and hanging rail, radiator and double glazed window to the rear elevation.

BEDROOM THREE 2.84 x 2.91 (9'4" x 9'7")

Measurements exclude a built-in double wardrobe, radiator and double glazed window to the rear elevation.

BEDROOM FOUR 2.00 x 2.61 (6'7" x 8'7")

Measurements exclude a built-in double wardrobe, radiator and double glazed window to the front elevation.

FAMILY BATHROOM 2.12 x 1.98 (6'11" x 6'6")

Fitted with a modern white three-piece suite comprising a jacuzzi style panelled bath with separate shower and fitted shower screen, low level wc with concealed cistern behind white gloss panels with push button flush, white vanity shelf above extending to a hand wash basin with chrome mixer tap and matching vanity cupboards below, natural stone effect contrasting border tile with natural stone effect floor tiles, shaver point, heated white towel rail, extractor fan and opaque double glazed window to the front

elevation.

OUTSIDE FRONT

The property is set back from the cul-de-sac behind an established front garden, laid to lawn with shrub borders and pathway extending to the front door. Outside tap.

DRIVEWAY

Double width block paved driveway providing ample off-road parking for at least two vehicles leading to the garage with gated access at the side leading to the rear garden.

DOUBLE GARAGE 5.12 x 4.76 (16'10" x 15'7")

A generous double width garage with electric remote control roller door, power and light, eaves storage space and personal door to the utility room.

REAR GARDEN

A particular highlight of the property is the generous rear garden approximately 70ft wide and in excess of 50ft deep with a substantial paved terrace across the width of the property with column lighting and pathway extending to a triple sized wooden garden shed/workshop with power and light. Remote controlled electric awning over patio and BBQ hut with power and light. The garden beyond is laid predominantly to lawn with well stocked shrub borders enclosed by open-boarded fencing whilst enjoying a private aspect backing onto mature woodland. Useful outside store/bin cupboard. Outside tap and power.

AGENTS NOTES

The house is alarmed with room sensors in all rooms, front door and garage door. There is outdoor motion sensor lighting. The house is wired for Sky and Virgin services. All external doorways have fly screen protection.

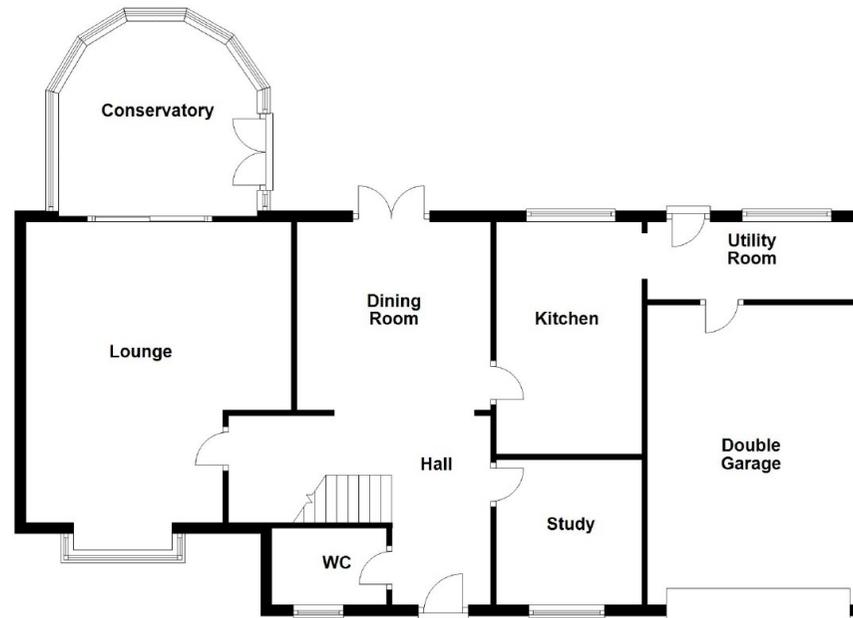




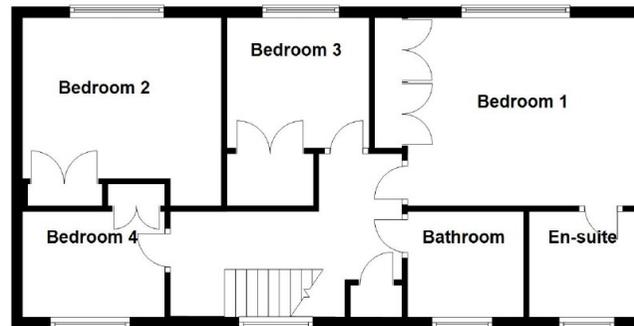




Ground Floor



First Floor



PUTTERILLS

est. 1992

putterills.co.uk | 01438 316846 | 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.