



PUTTERILLS

EST. 1992

28 Daltry Road, Old Town, Stevenage, SG1 4AW  
**£799,950**

## IMPOSING DETACHED RESIDENCE ENJOYING A COMMANDING CORNER POSITION WITHIN A PRESTIGIOUS OLD TOWN CUL-DE-SAC.

A rare opportunity to purchase a most impressive, individual detached residence occupying a commanding corner plot within this highly prestigious Old Town cul-de-sac. This substantial home has been lovingly cared for and significantly improved over the last 30 years and features most delightful wrap-around, part-walled gardens recently landscaped with stylish porcelain terracing to both the front and rear of the property. The current owners have thoughtfully extended and re-designed the house creating a fantastic wide welcoming reception hallway, a splendid well proportioned sitting room featuring a substantial york stone fireplace with wide mahogany steps leading to a significant dining room. In turn the sitting room leads into a pleasant UPVC double glazed garden room affording panoramic views over the landscaped rear garden whilst the addition of a family/music room adds further flexibility to the ground floor accommodation. The spacious open-plan kitchen is finished with a comprehensive range of quality Leicht kitchen cabinets with the practical advantage of a further fully fitted kitchenette, entrance hallway, study/utility room and downstairs cloakroom/wc. The impressive first floor landing provides access to the master bedroom suite, originally two separate bedrooms, now combined with a decorative archway providing a spacious bedroom area with fitted Strachan bedroom furniture and an impressive dressing room beyond with a further range of matching Strachan furniture leading into a spacious four-piece en-suite shower room fitted with a Villeroy and Boch suite. In addition there is a most comfortable, fully fitted guest bedroom featuring Sharp furniture with a further well proportioned bedroom. The original bathroom has been converted to a family shower room and features a wide walk-in shower cubicle with power shower. The property is set back from the cul-de-sac behind a substantial block paved driveway providing off-road parking for several vehicles with well maintained, extensive gardens extending to either side. Further practical benefits include a detached double garage, gas fired central heating and a combination of aluminium and UPVC double glazing. In full the accommodation comprises an entrance porch, downstairs cloakroom/wc, reception hallway, lounge, dining room, garden room, family/music room, study/utility room, kitchen, kitchenette, first floor landing, master bedroom suite with en-suite shower room, two further bedrooms and a family shower room. Viewing highly recommended.

### STEVENAGE

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

Substantial hardwood panelled front door with aluminium leaded light double glazed side windows opening to:

#### ENTRANCE HALLWAY 2.51 x 2.36 (8'3" x 7'9")

Aluminium leaded light double glazed window to the side elevation, radiator with mahogany decorative cover, ornate display alcove, coats cupboard with bi-folding door, glazed mahogany double doors with decorative side panels opening to:

#### RECEPTION HALLWAY 5.67 x 3.27 (18'7" x 10'9")

A fantastic wide and welcoming reception hallway featuring a mahogany open-tread staircase rising

to the first floor with storage space below, deep mahogany dado rails, two radiators with decorative mahogany covers, central heating thermostat, useful storage cupboard and glazed mahogany doors to:

#### DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc and pedestal hand wash basin, mahogany dado rail, vanity mirror, extractor fan, radiator, UPVC double glazed window to the rear elevation.

#### SITTING ROOM 6.46 x 4.68 (21'2" x 15'4")

A visually impressive room of excellent proportions featuring a substantial york stone fireplace with illuminated display alcoves and a wide york stone hearth with an inset living flame gas fire. Concealed media points, wall lights, two radiators with mahogany shelves and decorative archway. Two sets of aluminium double glazed sliding patio doors opening to both the garden and the Family/Music room. Concertina part-glazed wooden double doors leading into the garden room. Wide polished mahogany steps leading to the dining room.

#### DINING ROOM 3.69 x 3.44 (12'1" x 11'3")

Ample space for a family sized table, radiator with decorative mahogany shelf and aluminium double glazed sliding patio doors opening to the side garden, display archway with mahogany shelf with

matching mahogany handrails and balustrades with steps leading down to the sitting room.

#### FAMILY / MUSIC ROOM 3.62 x 3.18 (11'11" x 10'5")

A versatile additional reception room with ceiling and wall lights, access to concealed understairs storage cupboard. Aluminium double glazed triple patio sliding doors opening to the rear garden.

#### GARDEN ROOM 3.21 x 2.92 (10'6" x 9'7")

Of UPVC double glazed construction with a central double glazed door opening to the garden, flanked by UPVC double glazed windows with a decorative ceiling and electric Fischer storage radiator. Control hub for garden irrigation system.

#### KITCHEN 3.70 x 3.59 (12'2" x 11'9")

Fitted with a comprehensive range of quality bespoke units by Leicht Kitchens featuring white base and eye level units and drawers finished with natural stone effect rolled edge work surfaces with an inset double stainless steel sink unit with central chrome mixer tap and separate filtered water drinking tap and waste disposal. A range of integrated appliances include a Bosch dishwasher, stainless steel and glazed double oven with separate gas hob and extractor canopy above, recess for microwave below, integrated under-counter fridge and separate freezer. Under unit

and concealed uplighters with further downlighters. Natural stone effect tiled splashbacks, radiator, glazed serving hatch to the dining room and aluminium leaded light double glazed bay window to the front elevation. Archway to:

### **SIDE LOBBY**

Aluminium leaded light double glazed window to the front elevation, radiator and aluminium double glazed door to the side of the property with further glazed mahogany door to:

### **KITCHENETTE 2.85 x 2.10 (9'4" x 6'11")**

Useful additional kitchen space fitted with a comprehensive range of cream gloss base and eye level units and drawers finished with wooden effect rolled edge work surfaces with an inset white ceramic Belfast sink with mixer tap, tall cupboard concealing wall mounted gas fired boiler, natural stone effect tiled splashbacks and aluminium double glazed windows to both the rear and side elevations.

### **STUDY / UTILITY ROOM 3.90 x 2.11 (12'10" x 6'11")**

Fitted with rolled edge work surfaces with space and plumbing for washing machine and tumble drier with a further double height storage cupboard and aluminium leaded light double glazed window to the front elevation with further aluminium double glazed window to the side.

### **FIRST FLOOR LANDING**

Impressive wide landing featuring decorative glazed panelling to mahogany balustrades, access to boarded loft space with light and ladder, UPVC double glazed window to the rear elevation, airing cupboard with hot water tank and laundry shelves. Doors to:

### **MASTER BEDROOM SUITE 6.75 x 3.71 (22'2" x 12'2")**

Two of the original bedrooms have been combined to create a most impressive master bedroom suite, naturally divided by a decorative archway whilst fitted with a substantial range of Strachan bedroom furniture including wardrobes, bedside cabinets with display alcoves, further corner cabinets and drawers. Two radiators with decorative covers, ceiling light and fan, aluminium

leaded light double glazed window to the front elevation with further UPVC double glazed window to the side elevation. Door to:

### **EN-SUITE SHOWER ROOM 3.27 x 1.76 (10'9" x 5'9")**

Fitted with a white four-piece suite by Villeroy and Boch featuring a substantial pedestal hand wash basin with chrome taps, low level wc with chrome push button flush, bidet and a corner shower cubicle with fitted Aqualisa power shower, fully tiled walls, radiator and aluminium leaded light double glazed window to the front elevation.

### **BEDROOM TWO 4.74 x 3.17 (15'7" x 10'5")**

A most comfortable double room featuring a comprehensive range of built-in Sharps bedroom furniture including wardrobes, dressing table, chest of drawers and bedside cabinets. Electric Fischer storage radiator and UPVC double glazed window to the rear elevation.

### **BEDROOM THREE 3.33 x 2.15 (10'11" x 7'5")**

A further well proportioned bedroom with a radiator and UPVC double glazed window to the side elevation.

### **FAMILY SHOWER ROOM 2.28 x 1.92 (7'6" x 6'4")**

The original family bathroom has been converted to a family shower room and refitted with a white suite comprising a vanity hand wash basin with chrome mixer tap set to a white vanity shelf with white vanity cupboards below with further cabinets to the side, low level wc with a concealed cistern and push button flush, double width walk-in shower cubicle with sliding screen and Aqualisa power shower, electric Fischer storage radiator. Porcelain fully tiled walls and leaded light aluminium double glazed window to the side elevation.

### **OUTSIDE FRONT**

The property enjoys a commanding corner cul-de-sac position with established gardens to either side of a wide block paved sweeping driveway providing off-road parking for several vehicles leading to the detached double garage. The garden extends behind the garage with a number of mature trees and stocked shrubbery borders. Feature porcelain tiled pathway and verandah

provide a stylish approach to the entrance door flanked by a low stone wall with wrought iron railings. Personal door to the double garage with gated access to the side and rear garden. Useful, concealed garden store to the other side of the property. Outside lighting and tap.

### **DRIVEWAY**

Sweeping block paved driveway providing parking for several vehicles leading to the garage.

### **DETACHED DOUBLE GARAGE 5.62 x 5.14 (18'5" x 16'10")**

Detached double garage with external lighting, electric remote roller door, power and light with personal door to the side. Eaves storage space. Front garden irrigation controls.

### **GARDENS**

The wrap-around part-walled gardens are a further highlight of the property, meticulously maintained with a curved manicured lawn flanked by porcelain patios and pathways edged with grey paviors providing a contrasting backdrop with a variety of shrubs and raised borders. The majority of the garden is enclosed by impressive tall brick retaining walls and conifer screening with three defined seating areas and sun awning. Outside power points and tap, lighting and a full garden irrigation system to both the front and rear of the property including a full drip irrigation system and raised sprinklers with a total of five watering pop-ups in the lawns with the controls located in both the garden room and the garage. The gardens extend to the side of the property with a low maintenance artificial lawn providing a further private seating/entertaining area with a substantial wooden gate providing access to the front of the property.

### **AGENTS NOTE**

We have been advised by the owners that the Fischer electric storage radiators in both the garden room and family shower room will be replaced with normal radiators and connected to the current gas fired central heating system before completion. The Fischer electric storage radiator in bedroom two will remain.

### **TENURE AND COUNCIL TAX**

The Tenure of this property is FREEHOLD. The Council Tax Band is G.











