



PUTTERILLS

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11a Grove Road, Old Town, Stevenage, SG1 3NT  
**£489,995**



## VICTORIAN FOUR BEDROOM SEMI-DETACHED LOCATED IN THE HEART OF THE OLD TOWN WITHIN 15 MIN WALK OF THE RAILWAY STATION

A period four bedroom bay fronted semi-detached home conveniently situated within the heart of the Old Town, just a stone's throw from the historic High Street and local amenities whilst the mainline railway station is within a 15 minute walk. The property has been substantially improved and modernised whilst remaining sympathetic to the period retaining a number of Victorian features including stripped internal doors, tall ceilings finished with deep ornate plaster cornicing, fireplaces and wide sash windows with two square bay windows to both the front and side elevations. Further practical benefits include gas fired central heating and an established rear garden with a private aspect. . In full the accommodation comprises a reception hallway with feature staircase leading to a split level landing, comfortable lounge with fireplace and square bay window, separate dining room with further fireplace and a modern fitted kitchen with integrated appliances. The first floor landing leads to three bedrooms of excellent proportions with a modern fitted family bathroom with a further staircase leading to the second floor loft conversion providing a generous fourth bedroom. Viewing highly recommended.

### LOCATION

Stevenage comprises both the New and Old Towns and is conveniently situated within easy access of 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

Stylish substantial period front

door with leaded light glazed panels with matching side windows opening to:

### RECEPTION HALLWAY

Finished with stylish wooden flooring with an attractive staircase rising to the first floor, tall ceilings finished with ornate plaster cornicing, radiator, concealed meter cupboard and useful understairs storage cupboard. Stripped period doors opening to the lounge.

### AGENTS NOTE

It is worthy of note that the understairs storage cupboard could be converted and fitted with a wc if so required.

**LOUNGE 4.04 x 3.85 (13'3" x 12'8")**

Featuring continuation of the stylish wooden flooring, walk-in square bay window to the front elevation with fitted shutters, wall lights, picture rails and a feature substantial wooden fire surround with an inset living flame gas fire with black granite hearth. TV aerial point and radiator.

**DINING ROOM 3.84 x 3.64 (12'7" x 11'11")**

Providing ample space for a family sized dining table featuring continuation of stylish wooden flooring with a further substantial fire surround with an inset decorative cast iron fireplace with tiled slips, ornate plaster cornicing, large sash window to the side elevation with a further sash window to the rear, radiator and

part-glazed period door opening to:

### **KITCHEN 4.27 x 2.72 (14'0" x 8'11")**

Fitted with a comprehensive range of cream shaker style base and eye level units and drawers finished with solid wooden butchers block work surfaces with an inset white ceramic belfast sink with a carved drainer and counter-mounted mixer tap. A range of appliances include integrated dishwasher, washing machine and fridge/freezer with space for a range oven with a black Rangemaster extractor canopy above. White tiled splashbacks, downlighters, stylish wooden flooring and cupboard housing wall mounted gas fired combination boiler. Part-glazed french doors opening to the rear garden and further window to the side elevation.

### **FIRST FLOOR LANDING**

A most impressive split level landing finished with tall ceiling height with a concealed landing with further staircase rising to the second floor with stripped period doors to:

### **BEDROOM ONE 3.85 x 3.88 (12'8" x 12'9")**

Feature walk-in square bay window to the front elevation,

radiator and decorative cast iron fireplace.

### **BEDROOM TWO 4.41 x 2.74 (14'6" x 9'0")**

A further double bedroom, radiator, dado rail, decorative cast iron fireplace and sash window to the rear elevation.

### **BATHROOM 2.28 x 1.68 (7'6" x 5'6")**

Fitted with a modern white three-piece suite comprising a pedestal hand wash basin with chrome taps, low level wc and a panelled bath with chrome mixer tap and shower attachment, white tiled splashbacks with contrasting border tile, tiled effect flooring, downlighters, chrome heated towel radiator and double glazed square bay window to the side elevation.

### **INNER LANDING**

Staircase continuing to the second floor with further door to:

### **BEDROOM THREE 3.67 x 1.92 (12'0" x 6'4")**

Currently used as a dressing room with a picture rail, radiator and sash window to the rear elevation.

### **SECOND FLOOR LANDING**

Opens directly into:

### **BEDROOM FOUR 5.03 x 3.86 (16'6" x 12'8")**

The loft has been converted to provide a generous fourth bedroom with measurements excluding two useful eaves storage cupboards with access to the remainder of the loft space, radiator and double glazed window to the side elevation.

### **OUTSIDE FRONT**

The property is situated close to the entrance of this popular Old Town turning, within a stone's throw of the historic High Street and local amenities, set back from the road behind a low maintenance front garden with decorative brick retaining walls and gate to a block paved pathway providing access to the entrance door with gated access to the rear garden.

### **REAR GARDEN**

Low maintenance rear garden laid predominantly to lawn with a wooden garden shed enclosed by wooden panelled fencing with gated access to both the front and rear of the property.

### **TENURE AND COUNCIL TAX**

The Tenure of this property is FREEHOLD.

The Council Tax Band is "E". The amount payable for the year 2019/20 is £2,149.29.











