



PUTTERILLS

— est. 1992 —

77 Douglas Drive, Stevenage, SG1 5PH

£279,995

CHAIN FREE. IMMACULATE THREE DOUBLE BED HOME WITH GARAGE - SO MUCH TO OFFER - DOWNSTAIRS CLOAKROOM, UTILITY ROOM, REFITTED KITCHEN AND BATHROOM, PRIVATE GARDEN, NOT OVERLOOKED - MUST BE VIEWED.

CHAIN FREE. Absolutely IMPECCABLY PRESENTED AND MAINTAINED three double bedroom family home with garage located at the bottom of the garden. Refitted kitchen and bathroom. Fantastic useful utility room to the rear. Downstairs cloakroom/wc. Such a spacious family home, set in a tucked away position, not overlooked to the rear. Deep front and rear gardens. Short walk to Fairlands Valley Park . Fully double glazed with gas central heating. Must be viewed to fully appreciate.

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:

Double glazed front door to:

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DOWNSTAIRS CLOAKROOM/WC

Fitted with a low level wc with chrome flush, wall mounted hand wash basin. Coving, frosted double glazed window to the front elevation.

LOUNGE 5.088 x 0.014 (16'8" x 0")

A bright generous room of good proportions with feature fireplace with fitted electric fire. Coving, TV and telephone points, radiator, double glazed window to the front elevation.

DINING ROOM 2.744 x 2.433 (9'0" x 8'0")

Open plan to the lounge. Double glazed french doors to the rear elevation. Coving, Radiator.

KITCHEN 3.364 x 2.973 (11'0" x 9'9")

Refitted approximately only one year ago, with modern range of gloss white base and eye level units with roll edge work surfaces in complementary grey finish, inset stainless steel sink unit with mixer tap. Part tiled walls with matching floor tiles. Space for under counter fridge. Built in Neff double oven and hob with stainless steel extractor over. Useful under stairs pantry cupboard, with gas meter. Double glazed window to the rear elevation.

REAR LOBBY

Entry point from the rear garden with doors to the reception hallway and the utility room.

UTILITY ROOM 2.955 x 1.798 (9'8" x 5'11")

Fully fitted space with ample storage with range of base and wall mounted units with roll edge work surfaces with inset stainless steel sink with taps with space and plumbing for washing machine and tumble dryer. Double glazed windows to the rear elevation. Space for full height fridge freezer.

FIRST FLOOR LANDING

Airing cupboard housing wall mounted combi boiler with useful laundry shelves. Hatch to loft, doors to:

BEDROOM ONE 4.404 x 3.000 (14'5" x 9'10")

Generous master room with useful wardrobe/cupboard, wardrobes, radiator, double glazed windows to the front elevation.

BEDROOM TWO 4.309 x 2.496 (14'2" x 8'2")

Another generous double bedroom. Double glazed window to the front elevation, radiator. Ample space for wardrobes.

BEDROOM THREE 3.571 x 2.037 (11'9" x 6'8")

Double bedroom with useful deep over stairs storage cupboard. Radiator, double glazed window to the rear elevation.

BATHROOM

Refitted approximately one year ago. Modern white suite with a low level wc with chrome flush, P shaped panelled bath with shower over with fitted shower screen. Pedestal hand wash basin with mixer taps. Chrome heated towel rail. Frosted double glazed window to the rear elevation. Wooden effect flooring.

OUTSIDE

FRONT

Paved front garden with fenced boundaries and gated access to the front.

REAR GARDEN

Mainly laid to lawn, with paved patio area, outside tap, fenced boundaries, garden shed. Gated rear access with garage immediately outside.

GARAGE

At the bottom of the garden. Metal up and over door, light and power, drive for one car.

TENURE AND COUNCIL TAX

The Tenure of this property is FREEHOLD. The Council Tax band is "C". The amount payable for the year 2019/20 is £1563.12.









