



PUTTERILLS

est. 1992

7 Wood Green Close, Stevenage, SG2 8GB

**£540,000**

SEEING IS REALLY BELIEVING TO FULLY APPRICATE THIS STRIKING, EXTENDED CONTEMPORARY FAMILY HOME - STUNNING, LAVISH INTERIOR AND VAST OPEN PLAN LIVING SPACE HELP CREATE A WONDERFUL PROPERTY.

A truly remarkable home of quite extraordinary proportions extended to provide one of the most visually impressive open-plan living spaces we have had the pleasure of marketing. Tucked away at the end of a short residential cul-de-sac on this popular exclusive development on the south side of Stevenage, off Hertford Road, this striking home has been painstakingly extended and remodelled to create a stunning contemporary interior finished with sleek stylish fitments complemented by a modern decorative theme and a fantastic landscaped rear garden. Highlights include a vast open-plan main living area, being 30ft x 28ft combining a sleek refitted kitchen with both seating and dining areas with a bank of six bi-folds opening directly to the landscaped garden. In addition the original garage has been converted to provide a dining area and there is the practical advantage of a spacious separate utility room. The sanitaryware throughout the property has been refitted with matching white suites and finished with stylish matching porcelain tiling. In full the accommodation comprises a reception hallway, downstairs cloakroom/wc, open-plan area combining kitchen, living and dining room, utility room, first floor landing leading to three generous bedrooms with the master bedroom featuring built-in wardrobes and an en-suite shower room with a generous second double bedroom with further built-in wardrobes and a well proportioned third bedroom with a playden and a well proportioned family bathroom. Outside there is a block paved "L" shaped driveway providing off-road parking for at least two vehicles. Viewing essential to fully appreciate the size and finish of the accommodation on offer.

## 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 and a public library. In addition the area is well served by a good selection of local primary and secondary 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 ACCOMODATION COMPRISES

Double glazed front door opening to:

**RECEPTION HALLWAY 3.25 x 2.85**  
**into recess (10'8" x 9'4" into**

A wide welcoming "L" shaped reception hallway finished with stylish grey wooden effect flooring, flat panel radiator, downlighters, digital central heating thermostat, alarm control panel, double glazed window to the side elevation and stairs rising to the first floor. Doors to:

### **DOWNSTAIRS CLOAKROOM / WC** **1.86 x 1.41 (6'1" x 4'8")**

Refitted with a white two-piece suite comprising a low level wc with a concealed cistern and a vanity hand wash basin with chrome mixer tap, striking porcelain fully tiled walls and floor complemented by a square edged natural stone effect vanity shelf, grey powder coated flat panelled radiator, downlighters, extractor fan and double glazed window to the front elevation.

### **MAIN LIVING AREA 9.26 x 3.59** **(30'5" x 11'9")**

A most impressive feature of the property is the vast open-plan main living area combining both seating and dining areas with a stunning refitted kitchen with matching island. The seating area is defined by a contemporary style recessed remote control flame effect electric fire with a wall mounted flat panelled television above (possibly available by separate negotiation). Continuation of the stylish grey wooden effect flooring with an ample recess for the dining room table. The kitchen area is defined by a comprehensive range of charcoal gloss handleless soft self-closing base and eye level units finished with white starburst quartz work surfaces with matching upstands with an inset stainless steel sink unit with carved drainer and counter-mounted mixer tap. Contrasting white gloss kitchen

island incorporating further units and a deep matching white quartz counter top extending to a breakfast bar with an inset Siemens touch-sensitive induction hob with a further range of integrated appliances including a John Lewis stainless steel and glazed drinks fridge, Smeg digital double oven, integrated dishwasher and a stainless steel American style fridge/freezer (possibly available by separate negotiation). Two feature skylight windows, downlighters and six grey powder coated bi-folding double glazed doors opening directly to the landscaped rear garden.

Measurements include a useful understairs storage cupboard. Further double glazed windows to both the side and front elevations and door to:

#### **UTILITY ROOM 3.24 x 2.56 (10'8" x 8'5")**

Of excellent proportions fitted with a range of white handleless gloss base and eye level units finished with square edged work surfaces with an inset one and half bowl stainless steel sink unit with mixer tap. Space and plumbing for both a tumble drier and washing machine, white tiled splashbacks, porcelain floor tiles and double glazed window to the front elevation.

#### **FIRST FLOOR LANDING**

Both the stairs, landing and bedrooms benefit from quality light grey wool carpeting. Access to the loft space, airing cupboard with hot water tank, radiator and doors to:

#### **BEDROOM ONE 3.80 x 3.85 (12'6" x 12'8")**

Measurements taken into door recess and exclude a built-in double wardrobe, downlighters and double glazed window to the front elevation. Door to:

#### **EN-SUITE SHOWER ROOM 2.34 x 1.56 (7'8" x 5'1")**

Refitted with a white three-piece suite comprising a low level wc with chrome push button flush and a vanity hand wash basin with chrome mixer tap, double width walk-in shower cubicle with fitted rain shower. Striking porcelain fully tiled walls and floor complemented by a square edged natural stone effect vanity shelf, grey powder coated flat panelled towel radiator, downlighters, extractor fan, illuminated vanity mirror and double glazed window to the front elevation.

#### **BEDROOM TWO 3.77 x 3.21 (12'4" x 10'6")**

Measurements include a built-in triple wardrobe with shelved recess to one side, downlighters, radiator and double glazed window to the rear elevation.

#### **BEDROOM THREE 3.20 x 2.22 (10'6" x 7'3")**

A generous single room with downlighters and a radiator. Double glazed window to the front elevation. Door opening to a playden recess with downlighters (2.29 x 1.38) with a built-in children's double wardrobe beyond.

#### **FAMILY BATHROOM 2.15 x 2.04 (7'1" x 6'8")**

Refitted with a white two-piece suite comprising a low level wc with chrome push button flush and a vanity hand wash basin with chrome mixer tap, double ended bath with wall mounted chrome mixer tap and shower attachment. Striking porcelain fully tiled walls and floor complemented by a square edged natural stone effect vanity shelf, grey powder coated flat panelled towel radiator, downlighters, extractor fan, illuminated vanity mirror and double glazed window to the side elevation.

#### **OUTSIDE FRONT**

The property is situated at the end of the cul-de-sac and set back behind a substantial "L" shaped block paved driveway providing off-road parking for two vehicles with a landscaped front garden featuring clipped privet topiary borders and laurel hedging. The property enjoys a pleasant aspect.

#### **REAR GARDEN**

A further highlight of the property is the contemporary landscaped rear garden featuring paving, artificial low maintenance lawn, raised and built-in seating, enclosed by contemporary panelled fencing and brick retaining walls. Outside tap and lighting.

#### **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.

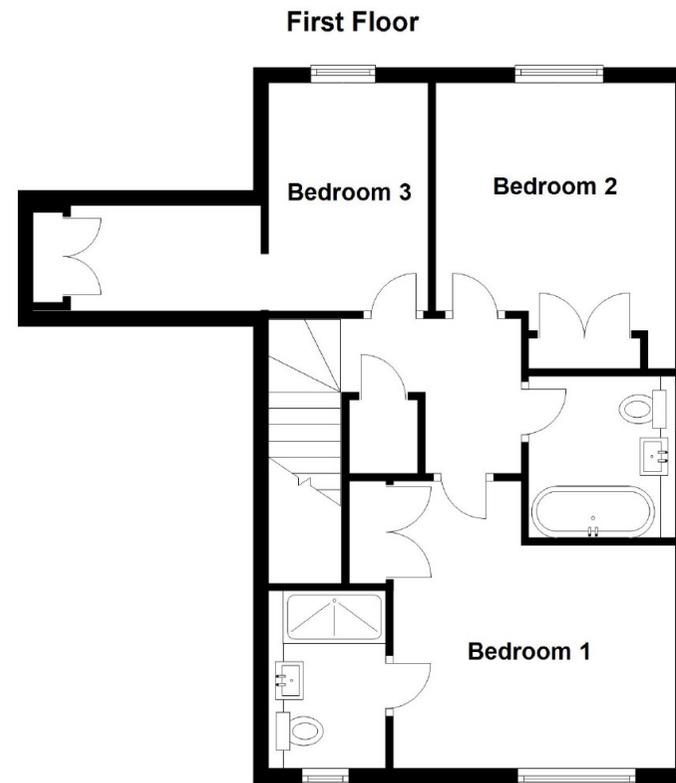
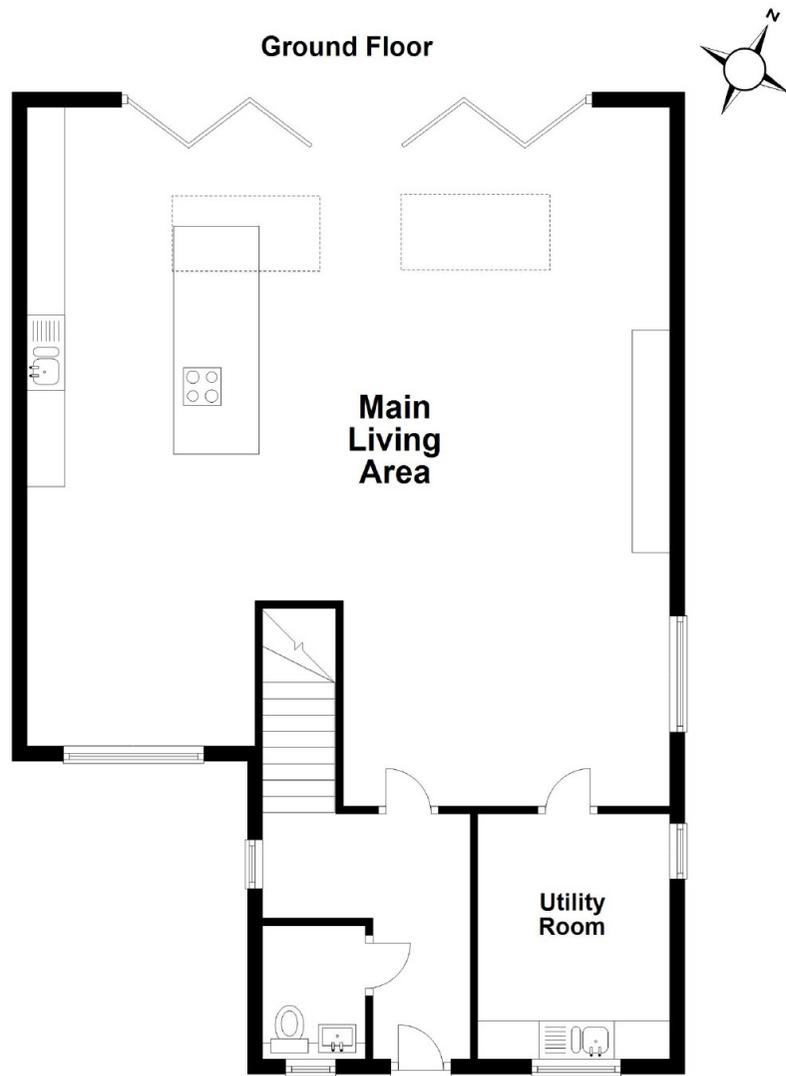












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