



PUTTERILLS

est. 1992

53 Finbracks, Stevenage, SG1 6HB

**£419,950**



**CHAIN FREE. SPACIOUS MODERN FIVE BEDROOM SEMI-DETACHED FAMILY HOME OFFERING WELL PRESENTED ACCOMMODATION OVER THREE FLOORS, WITHIN QUIET LOCATION OVERLOOKING WOODLAND TO THE FRONT.**

CHAIN FREE. A most spacious modern FIVE bedroom semi detached family home with attached garage offering a diverse well presented arrangement of accommodation over three floors. The property is situated within a quiet aspect overlooking woodland to the front of this well regarded cul-de-sac on the outskirts of Great Ashby. The property features a most impressive open-plan modern glossy white kitchen with complementary work surfaces and integrated appliances, ample dining space and a conservatory style addition beyond. In addition the ground floor accommodation includes a downstairs cloakroom/wc and an entrance hallway leading to a comfortable family lounge. The first floor landing leads to the family bathroom, master bedroom with en-suite and double bedroom four and bedroom five. The second floor landing leads to two further excellent sized bedrooms. Further practical benefits include UPVC double glazing, gas fired central heating and convenient access to the attached garage to the side with two car driveway. The garden is a particular low maintenance feature of the property. Viewing 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 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 ACCOMMODATION COMPRISES**

Canopied porch, outside light and double glazed front door opening to:

#### **ENTRANCE HALL**

Welcoming entrance hall. Radiator with ornate cover, stairs to split level landing to first floor. Deep understairs storage cupboard. Luxurious vinyl tiles. Stairs to first floor split level landing. Doors to:

#### **DOWNSTAIRS CLOAKROOM / WC**

Fitted with a two piece-suite comprising a low level wc with chrome push button flush, wash hand basin set to vanity unit with tiled splashbacks to half height, radiator, extractor fan and continuation of vinyl tiling.

#### **KITCHEN / BREAKFAST ROOM 5.41 x 2.84 (17'9" x 9'4")**

Particularly spacious room fitted with a range of base and eye level units and drawers in white gloss finish complemented by black square edged work surfaces, stainless steel sink unit with mixer tap and part tiled walls. Gas cooker point. Built-in stainless steel range cooker with five-ring gas hob over and extractor canopy above. Integrated washing machine and dishwasher. Radiator with ornate cover, luxurious vinyl tiling, concealed wall mounted gas fired boiler, double glazed window to the front elevation and square arch to the conservatory.

#### **CONSERVATORY 2.92 x 2.89 (9'7" x 9'6")**

Lovely sized addition. Brick based construction. Continuation of vinyl tiling,

double glazed patio doors opening to the rear garden. Double glazed windows to the apex of the roof line.

#### **LOUNGE 5.41 x 3.26 (17'9" x 10'8")**

Comfortable dual aspect room. TV and telephone points, two radiators, double glazed patio doors to the rear garden and double glazed window to the front elevation.

#### **FIRST FLOOR SPLIT LEVEL LANDING**

With double glazed window to the rear. Doors to:

#### **MASTER BEDROOM ONE 3.44 x 3.12 (11'3" x 10'3")**

A generous master suite fitted with a range of fitted wardrobes, radiator and double glazed window to the rear elevation. Door to en-suite.

#### **EN-SUITE SHOWER ROOM**

Fitted with a modern white three-piece suite comprising a double shower cubicle with fitted shower, low level wc and pedestal hand wash basin, radiator, shaver point, and frosted double glazed window to the front elevation.

**BEDROOM FOUR 3.30 x 2.85 (10'10" x 9'4")**

A further double bedroom. Range of fitted wardrobes, radiator and double glazed window to the rear elevation.

**BEDROOM FIVE 3.66 x 2.07 (12'0" x 6'9")**

Airing cupboard with slatted laundry shelves and modern Megaflow hot water tank, radiator and double glazed window to the front elevation.

**BATHROOM**

Fitted with a modern white three-piece suite comprising a panelled bath with mixer tap and shower attachment over, low level wc, pedestal hand wash basin. Part tiled walls, shaver point, radiator, Karndean vinyl flooring and frosted double glazed window to the front elevation.

**SECOND FLOOR SPLIT LEVEL LANDING**

Double glazed window to rear elevation with velux window to the front. Doors to:

**BEDROOM TWO 4.16 x 3.24 (13'8" x 10'8")**

This floor offers two similar generous double rooms. Space for fitted wardrobes, radiator, double glazed Velux window to the rear elevation and double glazed window to the front.

**BEDROOM THREE 4.18 x 2.84 (13'9" x 9'4")**

Space for fitted wardrobes, radiator and double glazed Velux window to the rear elevation and double glazed window to the front.

**OUTSIDE****FRONT**

Shrub borders to the front with low level hedging, path to the front door.

**REAR GARDEN**

Laid mainly to artificial lawn, shrub borders, decked patio areas, fenced boundaries and gated rear access leading to the garage immediately to the side.

**GARAGE**

Single garage with up and over door with driveway for two vehicles. Garage approached via access next to No.67.

**TENURE, COUNCIL TAX and EPC**

The Tenure of this property is FREEHOLD. The Council Tax Band is "E". The amount payable for the year 2019/20 is £2149.29. The EPC Rating is C.

**AGENTS NOTE**

We have been advised that this property has been the subject of historical underpinning, having taken place over ten years ago. All relevant documentation is in place.

















