



PUTTERILLS

— est. 1992 —

33 Essex Road, Old Town, Stevenage, SG1 3EX

**£485,000**



## SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME WITH THE RARE ADVANTAGE OF A DETACHED DOUBLE WIDTH GARAGE, AMPLE PARKING AND GARDENS TO THREE SIDES.

A fantastic opportunity to purchase a CHAIN FREE four double bedroom detached family home occupying a deceptively spacious corner plot with the advantage of a detached double width garage and parking for three vehicles. The property offers an excellent degree of scope and potential with space to extend to three sides of the property (subject to planning), whilst the detached double width garage could be demolished to provide a larger rear garden if so required. Internally, the property requires a degree of modernisation whilst benefiting from a modern fitted kitchen with more recent improvements including a brand new refitted family bathroom. In addition the ceilings to all four bedrooms have been recently redecorated and new carpeting laid. Further practical benefits include gas fired central heating and double glazing whilst the accommodation comprises a reception hallway, downstairs cloakroom/wc, a generous "L" shaped lounge, separate dining room, modern fitted kitchen, first floor landing leading to four double bedrooms and a family bathroom. The property is conveniently located within this highly regarded Old Town cul-de-sac just a short walk of the Historic High Street and mainline railway station beyond. 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

Composite double glazed entrance door with opaque double glazed side window opening to:

#### RECEPTION HALLWAY 2.97 x 2.28 (9'9" x 7'6")

Finished with wooden block flooring, telephone point, radiator, staircase rising to the first floor and doors to:

#### DOWNSTAIRS CLOAKROOM / WC

Fitted with a wall mounted hand wash basin and a low level wc, radiator and double glazed window to the side elevation.

#### KITCHEN 3.27 x 2.91 (10'9" x 9'7")

Fitted with a modern range of wooden grain effect base and eye level units and drawers finished with granite effect rolled edge work surfaces with matching upstands and an inset stainless steel sink unit with chrome mixer tap. Integrated stainless steel oven, electric stainless steel hob, glazed splashback and stainless steel extractor fan above, washing machine and fridge/freezer (all included in the sale). Cupboard housing gas fired boiler and double glazed window to the front elevation. Door to:

#### DINING ROOM 3.65 x 2.99 (12'0" x 9'10")

Finished with wooden block flooring, space for dining table, understairs storage cupboard, radiator and double glazed window to the front elevation. Measurements exclude the door recess. Door to:

#### LOUNGE 6.45 x 4.23 (21'2" x 13'11")

A generous "L" shaped lounge with a feature flamer effect gas fire set to a slate tiled hearth, central heating thermostat, radiator and double glazed picture window and sliding patio doors opening to the rear garden.

#### FIRST FLOOR LANDING

Access to the loft space via fitted loft ladder, airing cupboard with hot water tank and laundry shelves, double glazed window to the side elevation and doors to:

#### BEDROOM ONE 3.65 x 3.55 (12'0" x 11'8")

Measurements include a range of built-in wardrobes, radiator and double glazed window to the front elevation.

#### BEDROOM TWO 3.53 x 3.35 (11'7" x 11'0")

A further generous double bedroom with a radiator and double glazed window to the rear elevation.

#### BEDROOM THREE 2.90 x 2.84 (9'6" x 9'4")

Measurements exclude a walk-in cupboard/wardrobe, radiator and double glazed

window to the rear elevation.

**BEDROOM FOUR 2.84 x 2.71 (9'4" x 8'11")**

Currently used as a study with a radiator and double glazed window to the front elevation.

**BATHROOM 2.26 x 1.73 (7'5" x 5'8")**

Recently refitted with a brand new white three-piece suite comprising a "P" shaped panelled shower bath with mixer tap and separate dual valve rain shower over with curved fitted shower screen, pedestal hand wash basin with chrome mixer tap, low level wc with a chrome push button flush. White tiled walls, chrome heated towel radiator and double glazed window to the side elevation.

**OUTSIDE**

The property occupies a generous corner plot with established wrap-around gardens extending to three sides of the property. The front and side gardens are laid predominantly to lawn with well stocked flower and shrub borders with a pathway extending to the entrance door with driveway and garage to one side. It is worthy of note that the front and side gardens could be enclosed to create more usable private garden space if so required.

**DETACHED DOUBLE WIDTH GARAGE 5.77 x 5.14 (18'11" x 16'10")**

Detached double width garage and driveway with power and light, two up and over doors and personal door to the rear garden. Driveway to the front of the garage providing off-road parking for up to three vehicles with further space currently occupied by a garden shed to the side of the garage which could be used for additional parking or storage if so required.

**REAR GARDEN**

Low maintenance paved garden with stocked shrub borders with a garden pond to one corner.

**TENURE, COUNCIL TAX AND EPC**

The Tenure of this property is FREEHOLD. The Council Tax Band is "F". The amount payable for the year 2019/20 is £2540.08. The EPC Rating is to be advised.









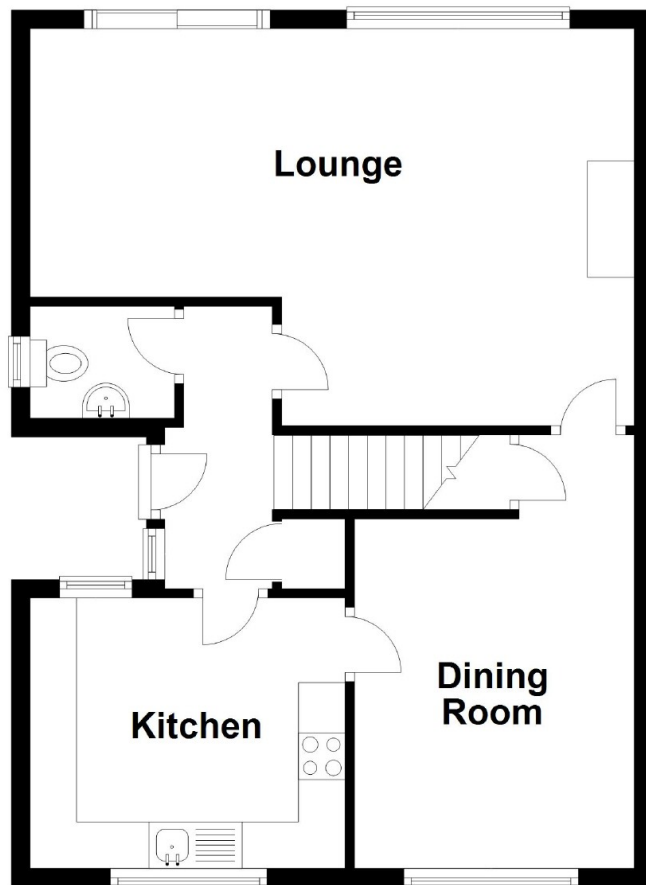




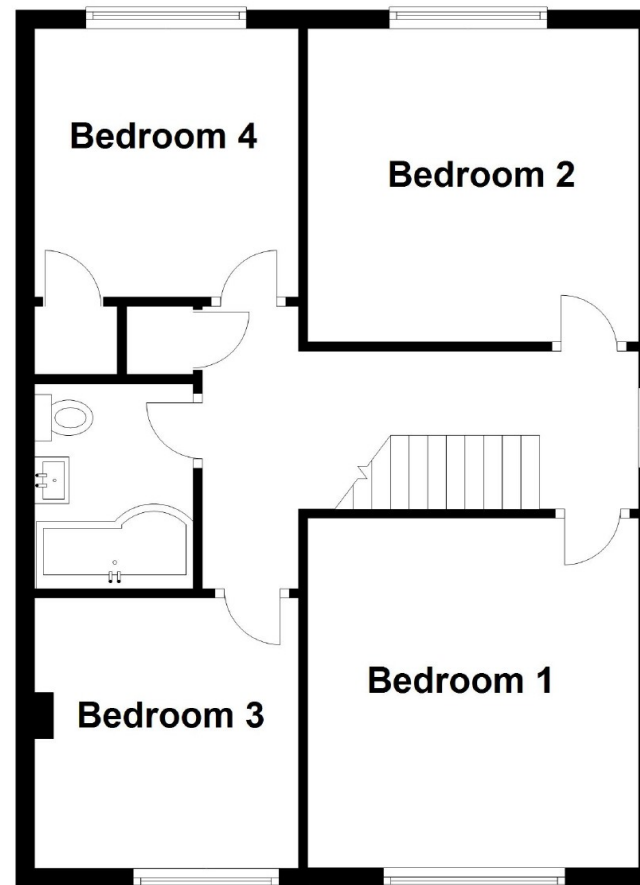




## Ground Floor



## First Floor



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