



PUTTERILLS

— est. 1992 —

5 Wood Drive, Oaks Cross, Stevenage, SG2 8PA

£450,000

DECEPTIVELY SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME OCCUPYING A GENEROUS WIDE PLOT WITH ATTRACTIVE WELL MAINTAINED PRIVATE REAR GARDEN. SCOPE TO IMPROVE AND EXTEND (STP).

Offering a fantastic degree of scope to improve and extend, a deceptively spacious four bedroom detached family home occupying a generous wide plot with a most attractive well maintained private rear garden. Whilst this spacious home would benefit from a degree of modernisation, there have been a number of improvements including a modern gas fired central heating system, a modern fitted kitchen and a recently refitted family bathroom to a modern shower room with a walk-in double shower whilst further practical benefits include UPVC double glazing with the advantage of a double width driveway providing off-road parking for two vehicles leading to a generous single garage with attached workshop and spacious utility room. In our opinion, the property offers ample scope to extend either to the rear or above the current utility room and garage (subject to the relevant planning permission being obtained). Currently, the accommodation comprises a reception hallway, downstairs cloakroom/wc, generous lounge with feature fireplace, an open-plan kitchen and dining room, spacious utility room, UPVC double glazed conservatory, first floor landing leading to four bedrooms, two of which are well proportioned double rooms, and the refitted shower room. The property is situated within a popular turning within Oaks Cross situated on the southern side of Stevenage. 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 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

Double glazed front door to:

RECEPTION HALLWAY 5.91 x 1.89 (19'5" x 6'2")

Measurements include the staircase rising to the first floor with a telephone cupboard below with fitted shelf, light and bench seat. Part wooden block flooring, radiator, central heating thermostat and doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc, wall mounted hand wash basin, coat hanging space, radiator, continuation of wooden block flooring and double glazed window to the front elevation.

LOUNGE 5.33 x 3.98 (17'6" x 13'1")

A most comfortable room featuring three double glazed picture windows overlooking the rear garden with further double glazed french doors opening to the conservatory. Feature marble fire surround with matching mantle and hearth, TV point and radiator.

CONSERVATORY 3.46 x 2.68 (11'4" x 8'10")

Of UPVC double glazed construction with a sloping vented heat reflective roof with double glazed windows to the front, rear and side with double glazed door opening to the front. Ceramic tiled flooring and electric skirting radiator.

DINING ROOM 3.54 x 3.29 (11'7" x 10'10")

Ample space for dining table, radiator and double glazed window to the side elevation.

The dining room opens to the kitchen creating an open-plan feel to the accommodation.

KITCHEN 3.04 x 2.55 (10'0" x 8'4")

Fitted with a comprehensive range of light beech effect base and eye level units and drawers finished with natural stone effect rolled edge work surfaces with an inset stainless steel double sink unit with chrome mixer tap. Integrated white Neff oven with matching four-ring gas hob and concealed extractor canopy above, tiled splashbacks with tiled flooring, double glazed window to the front elevation and part-glazed door to:

UTILITY ROOM 3.53 x 3.06 (11'7" x 10'0")

Spacious utility room with wall mounted gas fired boiler, space and plumbing for kitchen appliances, fitted base cupboard with stainless steel sink unit over, tiled flooring, door and double glazed window to the rear elevation. Further door to the front of the property and personal door to the workshop/garage.

WORKSHOP 2.92 x 1.52 (9'7" x 5'0")

Fitted work station with cupboards below, window to the rear elevation and door to the garage.

FIRST FLOOR LANDING

Radiator, double glazed window to the side elevation and doors to:

BEDROOM ONE 4.10 x 2.74 + door recess (13'5" x 9'0" +door recess)

Measurements exclude two built-in single wardrobes with fitted shelves and hanging rails, radiator and double glazed window to the rear elevation.

BEDROOM TWO 3.87 x 2.73 + door recess (12'8" x 8'11" +door recess)

A further double room with a radiator and double glazed window to the front elevation.

BEDROOM THREE 3.31 x 1.93 (10'10" x 6'4")

Access to the loft space, radiator and double glazed window to the side elevation.

BEDROOM FOUR 3.18 x 1.88 (10'5" x 6'2")

Measurements exclude a shelved linen cupboard and double glazed window to the rear elevation.

FAMILY SHOWER ROOM 2.53 x 2.44 (8'4" x 8'0")

(Measurements exclude the airing cupboard housing the hot water tank and laundry shelves). The original bathroom has been converted and refitted to a modern shower room comprising a white suite with a low level wc with a concealed cistern and chrome push button flush, wall mounted hand wash basin, double width walk-in shower cubicle with an Aqualisa thermostatic shower and sliding screen. Natural stone wall and floor tiles, extractor fan, downlighters, shaver point with vanity light, radiator and double glazed windows to both the front and side elevations.

OUTSIDE

FRONT

The property is set back from the road behind a wide frontage combining a double width driveway providing off-road parking for two vehicles leading to the garage and door to the utility room. The remainder of the garden laid predominantly to lawn with two mature specimen trees, flower and shrub borders, part-enclosed by decorative brick retaining walls with pathway extending to the storm porch and front door.

GARAGE 5.18 x 2.93 (17'0" x 9'7")

A generous single garage with up and over door, power and light. Personal door to the utility room.

REAR GARDEN

A further highlight of the property is the generous well maintained rear garden enjoying a private aspect extending to both the side and rear of the property, laid predominantly to lawn with deep well stocked flower and shrub borders with a number of specimen trees, a decorative garden pond and wooden garden shed. Garden enclosed by wooden panelled fencing with the garden extending to a further lawn and shrub borders to the side of the property.

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 "D".











