



PUTTERILLS

EST. 1992

38 Dovedale, Stevenage, SG2 9EP

£295,000

EXTENDED TO BOTH THE FRONT AND REAR CREATING A SPACIOUS LARGER THAN AVERAGE THREE BEDROOM HOME WITHIN POPULAR SHEPHALL TURNING WITH GARAGE AND PARKING.

* STAMP DUTY EXEMPT FOR FIRST TIME BUYERS "

A CHAIN FREE staggered three bedroom end of terrace of excellent proportions benefiting from two ground floor extensions to both the front and rear greatly improving the size of the reception hall, lounge and family/dining room. The accommodation now comprises a spacious reception hallway, most comfortable lounge of excellent proportions (5.27m x 3.71m) and a flexible open-plan family/dining room (6.17m x 3.00m). In addition there is a modern fitted kitchen, utility room/lean-to and a first floor landing leading to three bedrooms, two of which are well proportioned double rooms and a modern fitted family bathroom. Further practical benefits include leaded light double glazing and gas fired central heating whilst the property benefits further from a single garage situated within close proximity to the property with off-road parking for one vehicle to the front of the garage. In addition there is an enclosed rear garden with a wooden garden shed/workshop. The property is offered for sale Chain Free and viewing is 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 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 and leaded light double glazed side window opening to:

RECEPTION HALLWAY 5.45 x 1.98 (17'11" x 6'6")

Extended to create a wide welcoming reception hallway with a staircase rising to the first floor with storage cupboard below, radiator, meter cupboard, central heating thermostat and doors to:

LOUNGE 5.27 x 3.71 (17'3" x 12'2")

Extended to the front with a leaded light double glazed bow window, wooden laminate flooring, feature brick built fireplace with an inset living flame gas fire, display alcoves, quarry tiled hearth and media shelf to one side. Wall lights and double doorway to:

FAMILY/DINING ROOM 6.17 x 3.00 (20'3" x 9'10")

Extended to the rear to create a spacious open-plan versatile reception room with two radiators, serving hatch to the kitchen and double glazed sliding patio doors to the rear garden with bi-folding louvred doors to:

KITCHEN 3.39 x 2.60 (11'1" x 8'6")

Fitted with a range of modern cream shaker style base and eye level units and drawers finished with natural stone effect rolled edge work surfaces with an inset one and half bowl stainless steel sink unit and mixer tap. Natural stone effect tiled splashbacks and flooring, decorative wooden panelled ceiling, door to the reception hallway, doorway with side window to:

UTILITY ROOM/LEAN-TO 2.80 x 2.12 (9'2" x 6'11")

Of temporary wooden construction whilst benefiting from leaded light double glazed windows to both the side and rear with a double glazed door opening to the garden. Fitted with a range of white painted wooden base units with natural stone effect rolled edge work surface over with an inset circular stainless steel sink unit with counter-mounted chrome mixer tap, full height storage cupboard opposite and space for kitchen appliances.

FIRST FLOOR LANDING

Access to loft space, airing cupboard with hot water tank and laundry shelves. Doors to:

BEDROOM ONE 3.72 x 3.14 (12'2" x 10'4")

(Measurements exclude the door recess). Leaded light double glazed window to the front elevation.

BEDROOM TWO 3.25 x 3.06 (10'8" x 10'0")

(Measurements exclude the door recess). Radiator and leaded light double glazed

window to the rear elevation.

BEDROOM THREE 2.61 x 2.44 (8'7" x 8'0")

Measurements include a built-in wardrobe above the stair housing, radiator and leaded light double glazed window to the front elevation.

OUTSIDE FRONT

The property is set back from the road behind a front garden laid to lawn with a block paved pathway extending to the front door with a covered side passageway with gated access to the rear garden.

REAR GARDEN

Crazy paved patio with wooden pergola, wide wooden garden shed/workshop to the rear.

GARAGE

Single garage situated en-bloc within close proximity to the property, at the entrance to Furzedown Road with a metal up and over door and hardstanding to the front of the garage providing off-road parking for one vehicle.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD. The Council Tax Band is C. The amount payable for the year 2019/20 is £1,563.12. The EPC Rating is to be advised,

VIEWING INFORMATION

Viewing is strictly by appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

PLEASE NOTE

DISCLAIMER: Putterills endeavour to maintain accurate depictions of properties in virtual tours, floor plans and descriptions, however, these are intended only as a guide and intended purchasers must satisfy themselves by personal inspection.

MONEY LAUNDERING REGULATIONS: Prior to a sale being agreed, prospective

purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

FIXTURES & FITTINGS: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

STAY CONNECTED

Web: www.putterills.co.uk

Twitter @ PutterillsEA

Facebook - Putterills Stevenage

Instagram - Putterills Stevenage

MORTGAGE REQUIRED?

Talk to our Independent Adviser who will be pleased to discuss options with you.

Mr Adrian Murphy

Independent Mortgage Advice Bureau

61 High Street

Old Town

Stevenage SG1 3AQ

T: 01438 360040

E: adrian.murphy@imab.net

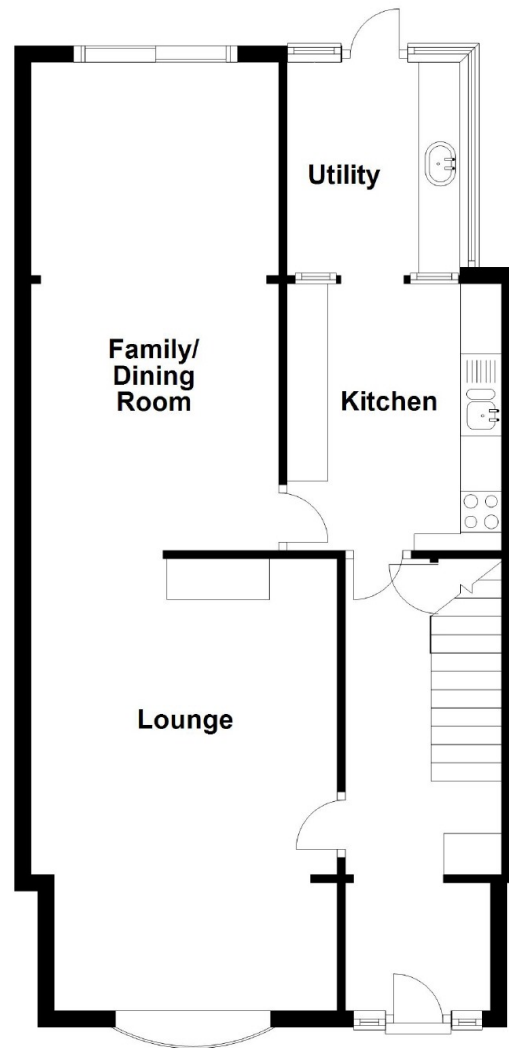
Web: www.imab.net



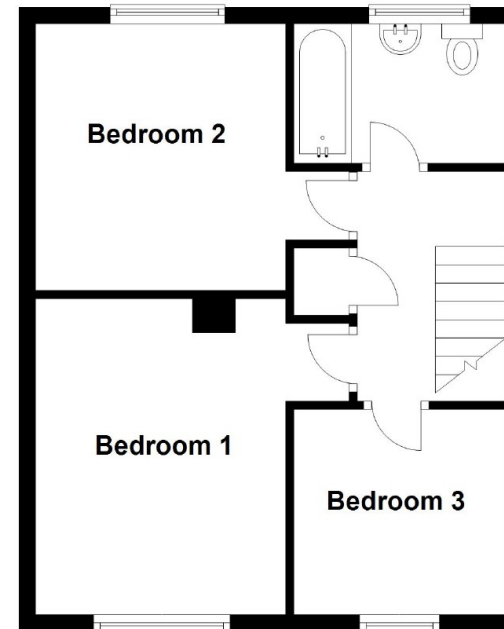




Ground Floor



First Floor



PUTTERILLS

EST. 1992

putterills.co.uk | 01438 316846 | oldtown@putterills.co.uk

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.