



PUTTERILLS

— est. 1992 —

14 Beech Drive, Stevenage, SG2 9TB

£325,000

FANTASTIC EXTENDED THREE BEDROOM END OF TERRACE HOME WITH SLEEK OPEN-PLAN KITCHEN/FAMILY ROOM BENEFITING FROM A PRIVATE LANDSCAPED GARDEN AND DRIVEWAY FOR TWO VEHICLES.

A significantly improved extended three bedroom end of terrace home enjoying the advantage of a stylish grey block paved frontage providing off-road parking for at least two vehicles with further highlights including an impressive private landscaped rear garden. The property is offered for sale in excellent condition throughout being fully modernised and finished with a modern contemporary feel throughout. Further practical benefits include double glazing and gas fired central heating whilst the accommodation comprises a welcoming reception hallway, downstairs cloakroom/wc, a most comfortable lounge, open-plan refitted kitchen/family room featuring a comprehensive range of sleek modern kitchen units with double oak doors opening to a generous dining room creating an open-plan feel to the ground floor accommodation. The first floor landing leads to three generous bedrooms and a refitted family bathroom. The landscaped private rear garden is a further highlight of the property featuring multiple seating areas and an impressive pergola. 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 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

A composite leaded light double glazed front door with opaque double glazed side window opening to:

RECEPTION HALLWAY 3.00 x 1.86 (9'10" x 6'1")

Staircase rising to the first floor with contemporary style tubular floor to ceiling radiator, central heating thermostat, oak doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc with a concealed cistern set behind white gloss panels with a vanity hand wash basin with matching cupboard below, wooden effect tiled floor, extractor fan and double glazed window to the side elevation.

LOUNGE 4.89 x 3.50 (16'1" x 11'6")

A most comfortable room with TV aerial point, floor to ceiling flat panelled contemporary style radiator and double glazed window to the front elevation.

KITCHEN / FAMILY ROOM 5.56 x 3.72 (18'3" x 12'2")

A particular feature of the property is the generous open-plan kitchen/family room combining both the kitchen with a seating area. The kitchen defined by a comprehensive range of modern sleek charcoal grey gloss base curved corner cabinets with matching eye level units finished with white square edged curved counter tops extending to a peninsular breakfast bar with an inset white ceramic one and half bowl sink unit with mixer tap, integrated fridge/freezer, space and

plumbing for kitchen appliances with a stainless steel extractor canopy. White tiled splashbacks, oversize square cream porcelain floor tiles extending to the family area with seating space, built-in gas and electric meters and further storage, continuation of cream porcelain floor tiles. Double glazed door and window opening to the rear garden. Oak double doors opening to:

DINING ROOM 3.51 x 2.41 (11'6" x 7'11")

Ample space for a family sized dining table, contemporary tubular floor to ceiling radiator and double glazed sliding patio doors opening to the rear garden.

FIRST FLOOR LANDING

Airing cupboard with laundry shelves and doors to:

BEDROOM ONE 3.50 x 3.04 (11'6" x 10'0")

Measurements exclude a wardrobe recess whilst include a built-in triple wardrobe with sliding mirrored doors, radiator and double glazed window to the front elevation.

BEDROOM TWO 3.61 x 2.78 (11'10" x 9'1")

A further double bedroom with measurements excluding built-in wardrobe recess, radiator and double glazed window to the front elevation.

BEDROOM THREE 2.68 x 2.35 (8'10" x 7'9")

Measurements exclude a built-in wardrobe recess, radiator and double glazed window to the rear elevation.

BATHROOM 2.55 x 1.73 (8'4" x 5'8")

Refitted with a modern white three-piece suite comprising a low level wc with a concealed cistern behind white gloss panels, vanity hand wash basin with white vanity cupboard and drawers with display alcoves and vanity mirror above, natural stone effect tiled bath with deck mounted mixer tap with separate dual valve rain shower over, wooden effect flooring and continuation of natural stone wall tiles. Extractor fan and double glazed window to the rear elevation.

OUTSIDE FRONT

The property is set back from the road behind a deep grey block paved frontage providing off-road parking for at least two vehicles.

REAR GARDEN

A particular highlight of the property is the generous landscaped rear garden enjoying a private sunny aspect with a substantial granite paved terrace across the full width of the property with a grey powder coated metal framed pergola with heat reflective roof flanked by decorative rendered painted walls finished with matching granite sets with granite steps leading to a second patterned paved seating area with a lawn to one side flanked by stocked shrub borders. Wooden garden shed and gated access to the side of the property.

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 C.

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 will 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.

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MORTGAGE REQUIRED?

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Mr Adrian Murphy

Independent Mortgage Advice Bureau

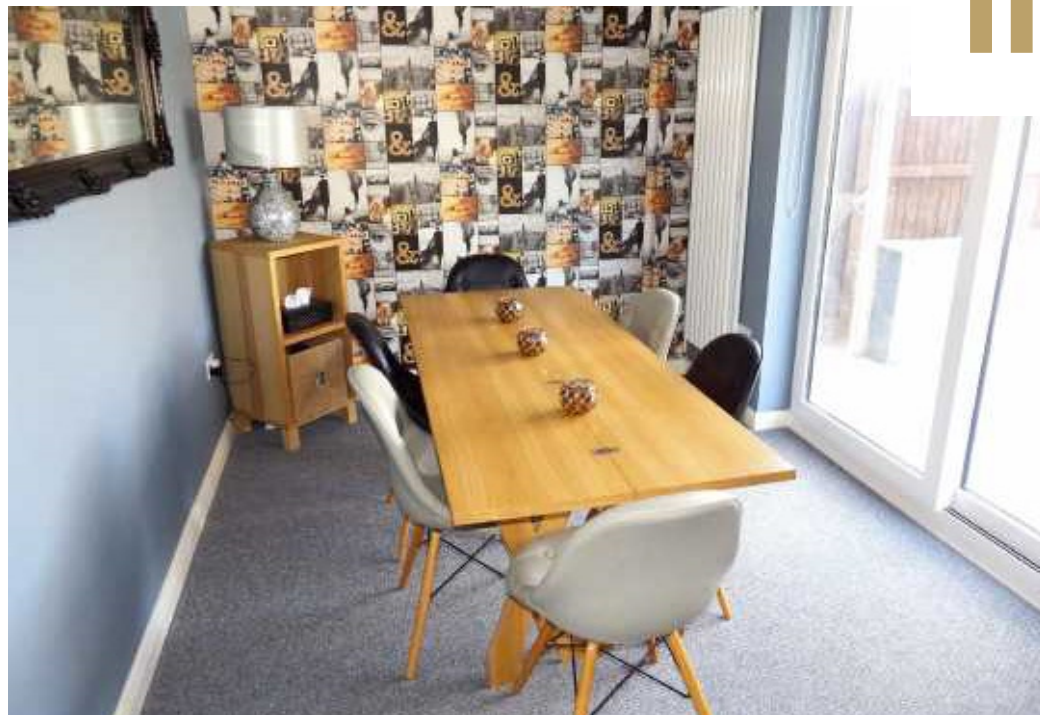
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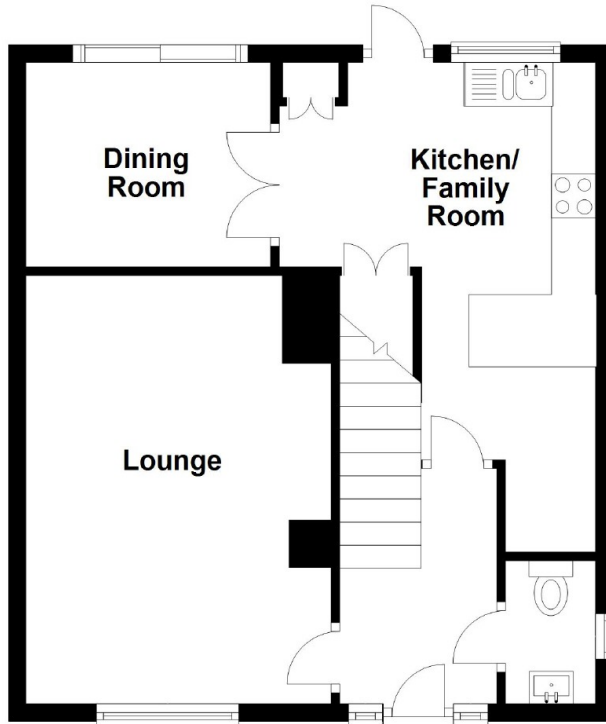
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Ground Floor



First Floor

