



PUTTERILLS

— est. 1992 —

19 North Road, Old Town, Stevenage, SG1 4BD  
**Offers in excess of £575,000**

## CHARMING THREE BEDROOM DETACHED COTTAGE OCCUPYING A GENEROUS PLOT WHILST CONVENIENTLY SITUATED WITHIN WALKING DISTANCE OF THE HISTORIC OLD TOWN.

As seen in "The Week" publication! - Springfield Cottage is a delightful Grade II Listed detached character cottage occupying a generous corner plot with beautiful well maintained landscaped private gardens creating a wonderful backdrop to this attractive home. Springfield Cottage is conveniently situated just a short walk to the historic Old Town High Street and whilst it has been sympathetically modernised, retains a number of original period features including wooden latch doors, parquet flooring and a most impressive brick built Inglenook fireplace and a number of exposed timbers to both the walls and ceilings. In addition there is a useful conservatory/garden room and the practical advantage of a double garage and driveway. The accommodation comprises a welcoming reception hallway, sitting room featuring a most impressive Inglenook fireplace with wood burning stove, separate spacious dining/family room, modern fitted kitchen, conservatory/garden room, downstairs cloakroom/wc, wide first floor landing providing access to three well proportioned double bedrooms with the practical advantage of both a shower room and separate bathroom. Further benefits include sealed unit double glazed windows (where specified) and oil-fired central heating. Viewing highly recommended.

### STEVENAGE

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, a public library and local 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

Substantial part-glazed timber braced front door opening to:

#### RECEPTION HALLWAY 3.03 x 1.65 (9'11" x 5'5")

Featuring oak parquet flooring, exposed brickwork detailing the rear of the inglenook fireplace and bread oven, radiator, sealed unit double glazed bay window to the front elevation and a braced latched internal door opening to:

#### SITTING ROOM 6.57 x 3.46 (21'7" x 11'4")

A most appealing comfortable room occupying the oldest part of the cottage complemented by a stunning brick built inglenook fireplace with a stone hearth and a cast iron floor standing wood burning stove, a small wooden door opens to a brick shelf believed to be the original bread oven. The sitting room is further enhanced by a number of exposed timbers including a feature floor to ceiling beam whilst there is a continuation of the oak parquet flooring. An attractive turning solid wooden staircase rises to the first floor with a latched door opening to the storage cupboard below, two radiators, three secondary glazed windows overlooking the rear garden with a further secondary glazed window to the side elevation. Door to:

#### DINING ROOM 5.33 x 3.66 (17'6" x 12'0")

Extended to create a spacious dining/family room, an ideal space for entertaining with sealed unit double glazed french doors with side windows opening onto the rear garden. A feature substantial fire surround and hearth with period style mirror over, two radiators, TV aerial point, sealed unit double glazed window to the side elevation. Door to:

#### KITCHEN 3.64 x 2.72 (11'11" x 8'11")

Fitted with a modern range of oak effect base and eye level units and drawers extending to a retractable larder style storage cupboard finished with black granite effect rolled edge work surfaces with an inset white ceramic one and half bowl sink unit with chrome mixer tap. Appliances include an integrated under-counter fridge and a substantial Rangemaster range oven incorporating twin ovens, a warming drawer and five-ring gas hob with extractor canopy above. Tiled splashbacks, continuation of oak parquet flooring, space and plumbing for a slimline dishwasher, sealed unit double glazed window to the front elevation, radiator and part glazed door and side window opening to:

#### CONSERVATORY / GARDEN ROOM 4.08 x 3.16 (13'5" x 10'4")

Of sealed unit double glazed hardwood construction with windows to both the side and rear, feature exposed brickwork, door opening to the garden with further door to the front of the property providing access to the double garage, finished with attractive terracotta tiled flooring, useful storage cupboard with space and plumbing for



washing machine and space for tumble dryer, radiator and door to:

### **DOWNSTAIRS CLOAKROOM / WC**

Fitted with a low level wc and sealed unit double glazed window to the side elevation.

### **FIRST FLOOR LANDING**

A spacious landing area featuring an abundance of exposed wall timbers, attractive restored balustrades and handrails and sealed unit double glazed window to the rear elevation. Access to the loft space, steps and doors to:

### **BEDROOM ONE 3.86 x 3.60 (12'8" x 11'10")**

Measurements include a range of built-in wardrobes whilst a dual aspect is provided by two sealed unit double glazed windows to the side elevation and a further sealed unit double glazed window overlooking the rear garden. Telephone point and radiator.

### **BEDROOM TWO 3.53 x 3.62 (11'7" x 11'11")**

A further well proportioned double bedroom with radiator and dual aspect provided by sealed unit double glazed windows to both the rear and side elevations with views over the garden.

### **BEDROOM THREE 3.63 x 2.75 (11'11" x 9'0")**

A further good sized double room with measurements including the airing cupboard housing insulated hot water tank with laundry shelves and a further range of built-in low level storage cupboards with book shelves over and sealed unit double glazed window to the side elevation.

### **FAMILY SHOWER ROOM**

Fitted with a white suite comprising a Heritage vanity hand wash basin with chrome sink mounted mixer tap set to wooden effect vanity shelf with shelves and cupboards below. Low level wc and a corner shower cubicle with fitted Aqualisa thermostatic

shower, porcelain tiled walls with contrasting travertine mosaic border tile, downlighters and pelmet lighting, traditional chrome towel radiator, wooden effect flooring and sealed unit double glazed window to the side elevation.

### **BATHROOM**

The property enjoys the practical advantage of a second bathroom to the first floor fitted with a white suite comprising a panelled bath with mixer tap, pedestal hand wash basin with mixer tap and low level wc, exposed timbers, traditional chrome towel radiator, travertine mosaic tiled splashbacks, wooden effect flooring and sealed unit double glazed window to the front elevation.

### **OUTSIDE**

Springfield Cottage occupies a corner plot with an attractive landscaped front garden enclosed by low boundary walls with pathway to the front door with two areas of lawn with well stocked flower and shrub borders with a number of specimen trees and flowering rose bushes. Driveway at the side providing off-road parking leading to the double garage with gated access to the garden.

### **DOUBLE GARAGE 6.02 into recess x 4.27 (19'9" into recess x 14'0")**

A well proportioned double garage with sliding wooden doors to the front, power and light, eaves storage space and oil tank serving central heating. Personal door to the rear.

### **REAR GARDEN**

The property enjoys the advantage of a beautifully maintained private rear garden being approximately 70ft x 60ft, pleasantly landscaped with a paved terrace at the rear with steps leading up to a two-tiered well maintained lawn interspersed by wide well stocked perennial borders offering an array of shrubs and flowers creating a perfect backdrop to the cottage. Fully enclosed by wooden panelled fencing, garden shed and

storage area. Decorative garden pond with a terrace extending to the side of the property with gated access to the front, outside light and tap.

### **TENURE AND COUNCIL TAX**

The Tenure of this property is FREEHOLD. The Council Tax Band is "E". The amount due for the year 2020/21 is 3223.94. EPC Exempt.

### **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.

### **VIEWING INFORMATION**

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

### **NEED A MORTGAGE?**

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](mailto:adrian.murphy@imab.net)











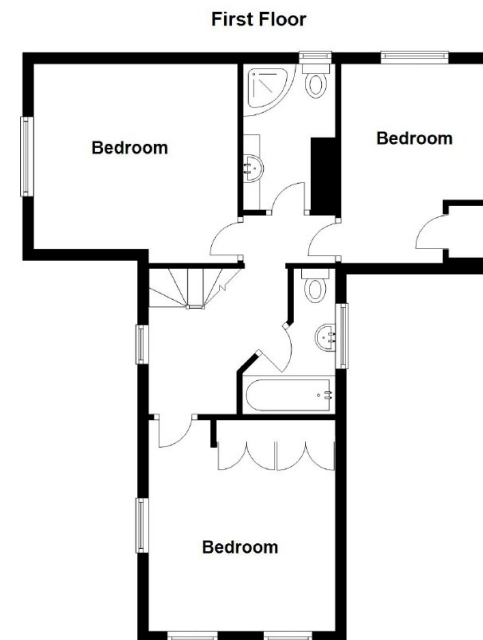
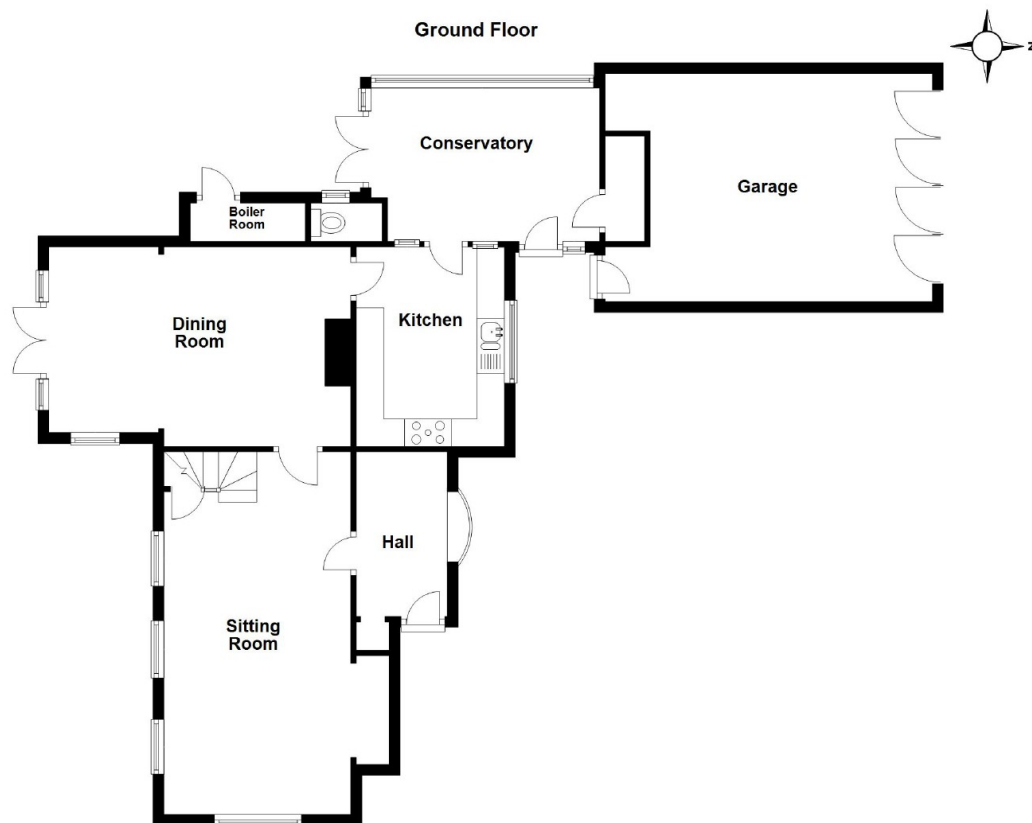












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