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34 Kilner Close, Stevenage, SG1 5AZ

Offers in excess of £480,000

ATTRACTIVE DOUBLE FRONTED FIVE BEDROOM DETACHED FAMILY HOME OCCUPYING A GENEROUS WALLED CORNER PLOT WITHIN SELECT SMALL DEVELOPMENT CLOSE TO HAMPSON PARK.

CHAIN FREE. A fantastic opportunity to purchase a significantly improved and extended FIVE BEDROOM detached family home enjoying a prominent corner plot position on the highly regarded Taylor Wimpey Homes Hampson Place development. Built in 2015 adjacent to Hampson Park within Pin Green this attractive double fronted five bedroom detached home benefits from a larger than average walled rear garden whilst the owners have also undertaken a vast number of improvements. Originally built as a three bedroom detached property, the loft has been converted and extended with full width dormers to provide two additional well proportioned bedrooms both benefiting from large Velux windows, french doors with juliet balconies and with the addition of a newly installed shower room. In addition, both the original en-suite and family bathroom have been refitted with stylish contemporary suites whilst the whole house benefits further from water-proof Quickstep oak effect flooring. Further improvements include the installation of a Fibaro Home Automation system and CCTV (possibly available by separate negotiation) with pop-up sprinklers to both the front and rear gardens. A block paved driveway provides off-road parking for one vehicle leading to a generous detached single garage. In full the accommodation now comprises a reception hallway, downstairs cloakroom/wc, lounge, kitchen/dining room, first floor landing leading to three bedrooms with an en-suite shower room to the master bedroom and a family bathroom. The second floor landing provides access to two further bedrooms and a further shower room. Additional practical benefits include gas fired central heating and double glazing, Viewing is highly recommended to fully appreciate the diverse nature of the accommodation on offer.

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 opening to:

RECEPTION HALLWAY

Wide welcoming reception hallway finished with oak effect flooring with a matching staircase rising to the first floor, zonal central heating thermostat, LED downlighters, radiator, storage cupboard with consumer unit and doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a white two-piece suite comprising a low level wc with push button flush, pedestal hand wash basin, tiled splashbacks, extractor fan and LED downlighter. Wooden grain effect sliding door providing access to a useful understairs storage cupboard,

LOUNGE 5.09 x 3.02 (16'8" x 9'11")

A most comfortable room benefiting from a triple aspect providing by double glazed french doors opening to the rear garden with two further double glazed windows to the side and one double glazed window to the front. Continuation of oak effect flooring.

KITCHEN / DINING ROOM 5.08 x 3.03 (16'8" x 9'11")

Fitted with a comprehensive range of modern base and eye level units and drawers finished with rolled edge work surfaces with an inset stainless steel sink unit with mixer tap. A range of integrated appliances including an AEG stainless steel double oven with a Neff touch-sensitive induction hob over with a stainless steel splashback and extractor canopy above. Integrated washer/dryer and dishwasher. Cupboard housing gas fired boiler. LED downlighters, two radiators and ample space for dining table. Triple aspect provided by double glazed windows to the front, rear and side elevations.

FIRST FLOOR LANDING

Staircase continuing to the second floor, radiator, LED downlighters and doors to:

BEDROOM ONE 3.79 x 3.09 (12'5" x 10'2")

A comfortable spacious double room with a dual aspect provided by double glazed windows to both the front and side elevations, LED downlighters, radiator and continuation of oak effect flooring. Door to:

EN-SUITE SHOWER ROOM 3.08 x 1.91 (10'1" x 6'3")

Refitted with a modern white contemporary style three-piece suite comprising a low level wc with concealed cistern with a chrome push button flush, wide vanity hand wash basin with wooden grain effect vanity shelves below, double width walk-in shower cubicle with dual valve rain shower, contrasting brown and cream tiled walls, chrome towel radiator, downlighters, extractor fan and double glazed window to the front elevation.

BEDROOM TWO 3.03 x 2.85 (9'11" x 9'4")

Measurements include a freestanding triple wardrobe with a combination of oak and

mirrored doors, continuation of oak effect flooring, radiator, LED downlighters and double glazed window to the front elevation.

BEDROOM THREE 3.02 x 2.14 (9'11" x 7'0")

A further double bedroom, continuation of oak effect flooring, radiator, LED downlighters and double glazed window to the rear elevation.

FAMILY BATHROOM 2.03 x 1.67 (6'8" x 5'6")

Refitted with a modern white three-piece suite comprising a low level wc with a concealed cistern with chrome push button flush, vanity hand wash basin with grey vanity shelves below, grey tiled panelled bath with mixer tap and shower attachment, contrasting grey dual tone tiled walls, chrome towel radiator, LED downlighters, extractor fan and double glazed window to the front elevation.

SECOND FLOOR LANDING

LED downlighters, continuation of oak effect flooring and double glazed window to the rear elevation. Doors to:

BEDROOM FOUR 4.00 x 3.04 (13'1" x 10'0")

Measurements include a built-in double wardrobe with a dual aspect provided by a large sealed unit double glazed Velux window with fitted blind to the front elevation. Double glazed french doors opening to a glazed Juliet balcony overlooking the rear garden, Continuation of oak effect flooring, LED downlighters and radiator. Measurements exclude an eaves storage cupboard.

BEDROOM FIVE 4.00 x 2.90 (13'1" x 9'6")

Dual aspect provided by a large sealed unit double glazed Velux window with fitted blind to the front elevation. Double glazed french doors opening to a glazed Juliet balcony overlooking the rear garden, Continuation of oak effect flooring, LED downlighters and radiator. Measurements exclude an eaves storage cupboard.

SHOWER ROOM 2.30 x 1.48 (7'7" x 4'10")

It is worthy of note that the shower room and the second floor landing benefit from thermostatically controlled under-floor heating with the shower room fitted with a contemporary white three-piece suite comprising a low level wc with a concealed cistern with chrome push button flush, oval hand wash basin set to a wooden vanity unit with a wall mounted chrome mixer tap, double length walk-in shower cubicle with dual valve steam shower and LED micro lighting, Chrome towel radiator, further LED downlighters, extractor fan and sealed unit double glazed Velux window to the rear elevation.

OUTSIDE

FRONT

The property occupies a generous corner position with front border extending across both the width of the front and the side of the property, laid to lawn with stocked borders.

PARKING

Block paved driveway to the side of the house providing off-road parking for one vehicle leading to the garage.

GARAGE 6.02 x 3.02 (19'9" x 9'11")

Detached single garage with metal up and over electric automated door, power and light, eaves storage space and personal door to the rear garden.

REAR GARDEN

Approximately 65ft by 45ft. A generous garden for a property of this type, laid predominantly to lawn with a paved terrace, brick built barbeque, pop up sprinklers and enclosed by a brick retaining wall with gated access to the side and personal door to the garage.

AGENT'S NOTES

Any prospective buyer needs to be aware that the property is situated within close proximity of a substantial water tower. It is therefore advised that a drive-by of the location is undertaken before committing to a viewing of the property.

An annual charge of approximately £290.00 is payable, being a contribution to the upkeep and maintenance of the private areas (roads, drainage, lighting etc).

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD.
The Council Tax Band is D. The amount payable for the year 2019/20 is £1758.51.
The EPC Rating is B.

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 potential 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.

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MORTGAGE REQUIRED?

Talk to our Independent Adviser who will pleased to discuss options with you.
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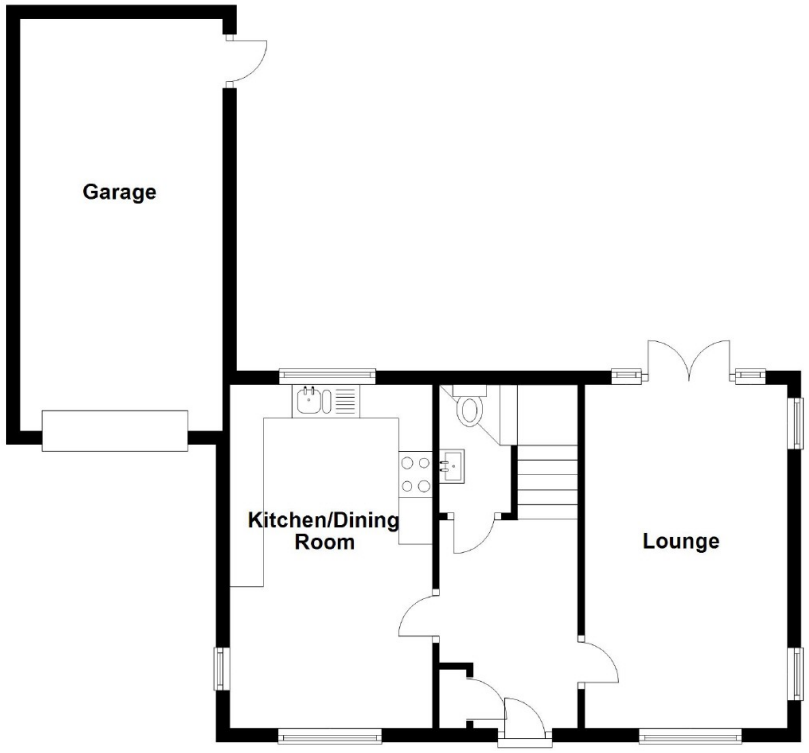
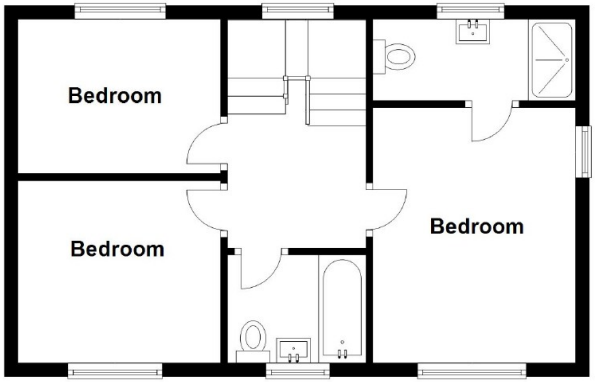
Old Town
Stevenage SG1 3AQ
T: 01438 360040
E: adrian.murphy@imab.net

LAURA

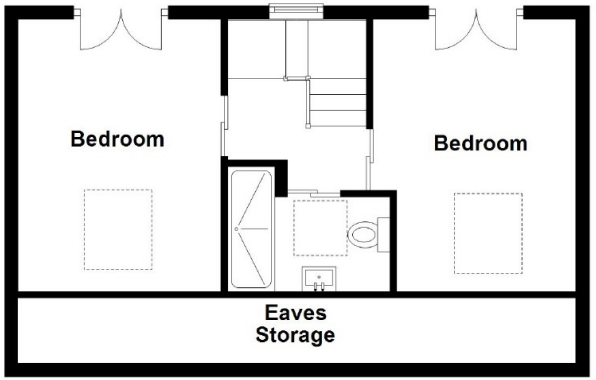
Ground Floor



First Floor



Second Floor



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