



PUTTERILLS

EST. 1992

Rose Cottage 14 Fishers Green, Stevenage, SG1 2JA
£465,000

FOUR BEDROOM SEMI-DETACHED CHARACTER COTTAGE WITH SIZEABLE INTEGRAL GARAGE AND LONG SHINGLED DRIVEWAY PROVIDING OFF-ROAD PARKING FOR SEVERAL VEHICLES. PLEASANT VIEWS TO FISHERS GREEN OPPOSITE.

A deceptively spacious four bedroom semi-detached character cottage enjoying a pleasant location set back from the road behind a deep frontage providing off-road parking for several vehicles whilst enjoying pleasant views to Fishers Green opposite. Whilst the property is well presented throughout, there is scope for cosmetic improvement whilst the current accommodation comprises an entrance porch, entrance hallway, lounge, family room with feature fireplace and study/snug recess, dining room, modern fitted kitchen, inner hallway leading to a downstairs cloakroom with a personal door to a most spacious integral garage approaching double garage dimensions offering scope for conversion to additional ground floor accommodation if so required. The first floor landing provides access to four bedrooms with both a family bathroom and a separate shower room. The rear garden enjoys a private sunny aspect whilst the long shingled driveway to the front of the property provides ample off-road parking. Viewing 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

Part-glazed front door with windows to the side elevations opening to:

ENTRANCE PORCH

Radiator, coat hanging space and door to:

ENTRANCE HALLWAY

Staircase rising to the first floor, central heating thermostat and door to:

LOUNGE 3.92 x 3.56 (12'10" x 11'8")

Measurements exclude a useful under-stairs storage cupboard, TV aerial point, window to the front elevation and door to:

FAMILY ROOM 3.77 x 2.56 (12'4" x 8'5")

Featuring wooden block flooring in a herringbone pattern complemented by period wooden wall panelling and a feature fireplace with black painted wooden fire surround and a brick hearth, wide square archway opening through to the dining room and an opening to the snug/study recess.

SNUG/STUDY RECESS 2.55 x 1.00 (8'4" x 3'3")

Providing a useful study area with radiator.

DINING ROOM 3.44 x 2.33 (11'3" x 7'8")

Glazed french doors with full height side windows opening to the rear garden, radiator and door to:

KITCHEN 4.88 x 2.35 (16'0" x 7'9")

Fitted with a comprehensive range of modern white base and eye level units and drawers finished with natural stone effect square edged work surfaces with an inset stainless steel sink unit with a chrome mixer tap. Integrated stainless steel and glazed single oven with an electric ceramic hob and extractor fan over, integrated dishwasher and space for fridge/freezer, wooden effect flooring, radiator, cupboard housing the wall mounted gas fired boiler, window to the rear elevation and glazed door to the rear garden. Doorway to:

REAR LOBBY

Continuation of wooden effect flooring, personal door to the garage and further door to:

DOWNSTAIRS CLOAKROOM/WC

Fitted with a low level wc, wall mounted hand wash basin and radiator.

FIRST FLOOR SPLIT LEVEL LANDING

Access to the loft space, radiator and doors to:

BEDROOM ONE 3.92 x 3.45 (12'10" x 11'4")

Featuring cast iron fireplace, radiator, window to the front elevation with views to Fishers Green opposite.

BEDROOM TWO 3.59 x 2.54 (11'9" x 8'4")

Measurements exclude a built-in cupboard/wardrobe, radiator and window to the front elevation.

BEDROOM THREE 3.59 x 2.58 (11'9" x 8'6")

Measurements include a built-in cupboard/wardrobe, radiator and double glazed window to the rear elevation.

BEDROOM FOUR 2.80 x 2.43 (9'2" x 8'0")

Featuring a cast iron fireplace, radiator and window to the rear elevation.

BATHROOM 2.66 x 2.46 (8'9" x 8'1")

Fitted with a modern white three-piece suite comprising a low level wc, pedestal hand wash basin and a wooden panelled bath with mixer tap and shower attachment. Natural stone effect tiled splashbacks with contrasting natural stone mosaic border tile with matching natural stone floor tiles, radiator, extractor fan, downlighters and window to the rear elevation.

SHOWER ROOM

The property benefits from a separate shower room fitted with a walk-in recessed shower cubicle, fully tiled walls, extractor fan and window to the side elevation.

OUTSIDE FRONT

The property enjoys a pleasant position set back from the road behind a substantial front garden and driveway with views to Fisher Green opposite.

DRIVEWAY

A long shingled driveway providing off-road parking for several vehicles leading to the front door and garage.

FRONT GARDEN

Predominantly laid to lawn interspersed with shrubs and enclosed to one side with boundary hedging.

GARAGE 6.48 x 3.68 (21'3" x 12'1")

The property benefits from a larger than average integral garage approaching the size of a double garage with metal up and over door, power and light, space and plumbing for a washing machine and further kitchen appliances, personal door to the rear lobby. It is worthy of note that the garage could be converted subject to obtaining Building Regulations to provide additional ground floor accommodation if so required.

REAR GARDEN

The property enjoys the benefit of a private rear garden with a sunny aspect laid predominantly to lawn with paved terrace, wooden tool shed with the garden enclosed by a combination of conifer hedging and wooden panelled fencing.

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 £2049.29. The EPC Rating is E.

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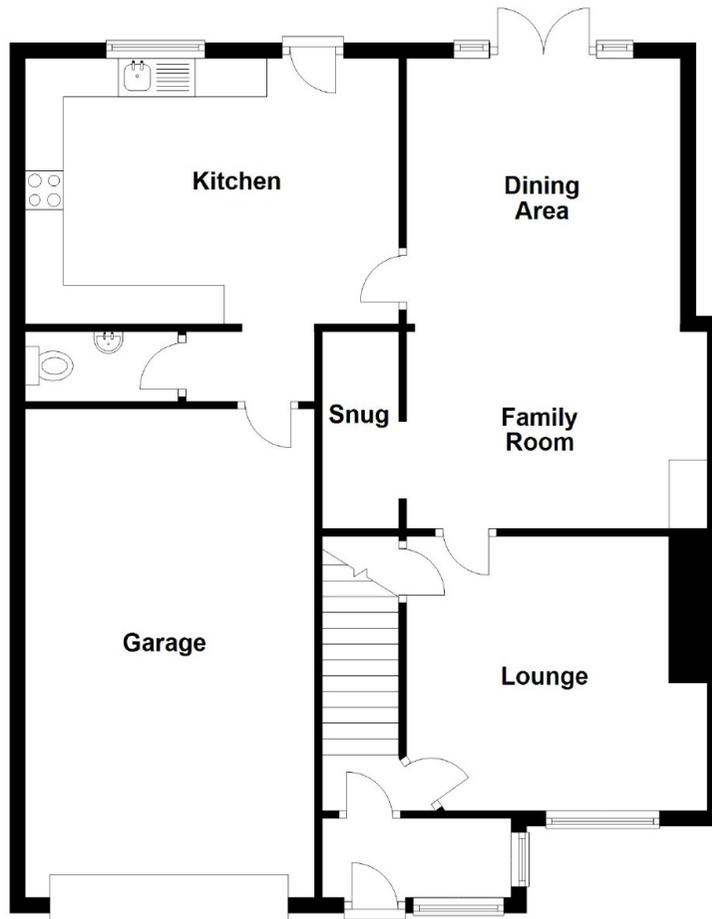
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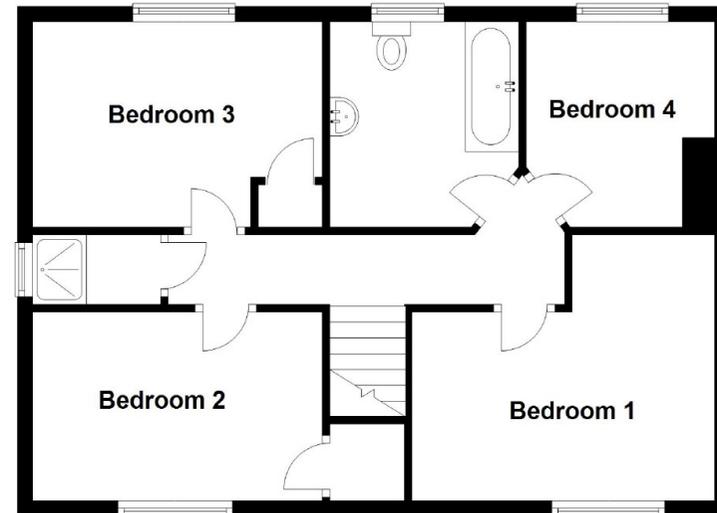




Ground Floor



First Floor



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