



WELL PRESENTED, THREE BEDROOM MIDDLE ROW HOME ENJOYING A PLEASANT POSITION WITHIN THIS POPULAR CHELLS TURNING BENEFITING FROM A SOUTH FACING PRIVATE REAR GARDEN WHILST THE FRONT OVERLOOKS A PLEASANT GREEN SPACE.

\* STAMP DUTY EXEMPT FOR FIRST TIME BUYERS \*

A three bedroom middle row home enjoying a pleasant position tucked away within this popular Chells turning with a sunny, south facing private rear garden whilst the front of the property overlooks a pleasant green space and an attractive tree-lined ancient hedgerow. Conveniently situated close to local amenities and both well regarded local Junior and Secondary Schools, the property benefits further from a brand new kitchen with a comprehensive range of sleek cream handleless units whilst further benefits include UPVC double glazing and gas fired central heating. In addition the original lounge and reception hallway have been combined to create a larger than average main living area. In full the accommodation comprises a reception hallway, refitted open-plan kitchen/dining room, generous lounge with feature brick built fireplace, rear lobby/utility room, first floor landing leading to three bedrooms, two of which are generous double rooms and a spacious family bathroom. There is ample residents parking situated at the head of the cul-de-sac. 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

Double glazed front door opening to:

##### RECEPTION HALLWAY 3.66 x 1.47 (12'0" x 4'10")

A wide welcoming reception hallway with staircase rising to the first floor, radiator, coat hanging space, fuse box and oak facing internal doors to:

##### LOUNGE 6.62 x 3.81 (21'9" x 12'6")

A most comfortable room of excellent proportions combining both the original lounge and reception hallway creating a larger than average main living area featuring a substantial brick built fireplace with built-in cabinets and bookshelves to either side. Double glazed sliding patio doors opening to a raised wooden deck with garden beyond, radiator, archway to the kitchen/dining room, digital central heating thermostat and door to:

##### REAR LOBBY / UTILITY ROOM 1.95 x 1.11 (6'5" x 3'8")

Space for a tumble dryer and built-in shelving, double glazed window and door opening to the rear garden.

##### KITCHEN / DINING ROOM 4.99 x 2.66 (16'4" x 8'9")

An open-plan kitchen/dining room recently refitted with a comprehensive range of cream gloss handleless base and eye level units and deep pan drawers finished with square wooden butchers block effect work surfaces with an inset cream acrylic sink unit with chrome mixer tap. Housing providing space for fridge/freezer, space and plumbing

for washing machine and dishwasher, integrated stainless steel and glazed single oven with separate electric ceramic hob and stainless steel extractor canopy above. Cream gloss tiled splashbacks with natural stone effect floor tiles, under-unit lighting, recess for microwave oven, downlighters, radiator, built-in shelving and space for dining table. Two double glazed windows to the front elevation including a full height feature picture window,

#### FIRST FLOOR LANDING

Oak facing internal doors to:

##### BEDROOM ONE 4.45 x 2.87 (14'7" x 9'5")

Measurements include a comprehensive range of built-in bedroom furniture including wardrobes, dressing table and built-in shelving with a radiator and double glazed window to the rear elevation.

##### BEDROOM TWO 3.92 x 2.73 (12'10" x 8'11")

A further double bedroom with measurements excluding a built-in wardrobe,

radiator and double glazed window to the front elevation.

### **BEDROOM THREE 3.83 x 2.06 (12'7" x 6'9")**

Measurements include a built-in double wardrobe with further fitted shelving, radiator and double glazed window to the rear elevation.

### **BATHROOM 2.64 x 2.60 (8'8" x 8'6")**

Fitted with a modern white three-piece suite comprising a panelled bath with mixer tap and shower attachment with fitted shower screen, vanity hand wash basin set to white vanity shelf with white vanity cupboard and drawers below, low level wc to one side with concealed cistern with push button flush. White tiled surrounds with contrasting mosaic effect border tile with slate effect floor tiles, chrome heated towel rail, laundry cupboard, access to loft space with loft ladder and double glazed window to the front elevation.

### **OUTSIDE FRONT**

The property is set back from a pedestrian pathway behind a substantial front garden laid to lawn with pathway extending to storm porch and front door whilst enjoying pleasant views across green open space and ancient tree-lined hedgerow.

### **REAR GARDEN**

The property enjoys the added benefit of a private southerly facing sunny rear garden with substantial raised wooden entertaining deck with garden beyond laid predominantly to lawn enclosed by wooden panelled fencing with gated access to the rear.

### **PARKING**

Residents parking is available at the end of the cul-de-sac, within close proximity 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 £1563.12. The EPC Rating is D..

### **VIEWING INFORMATION**

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

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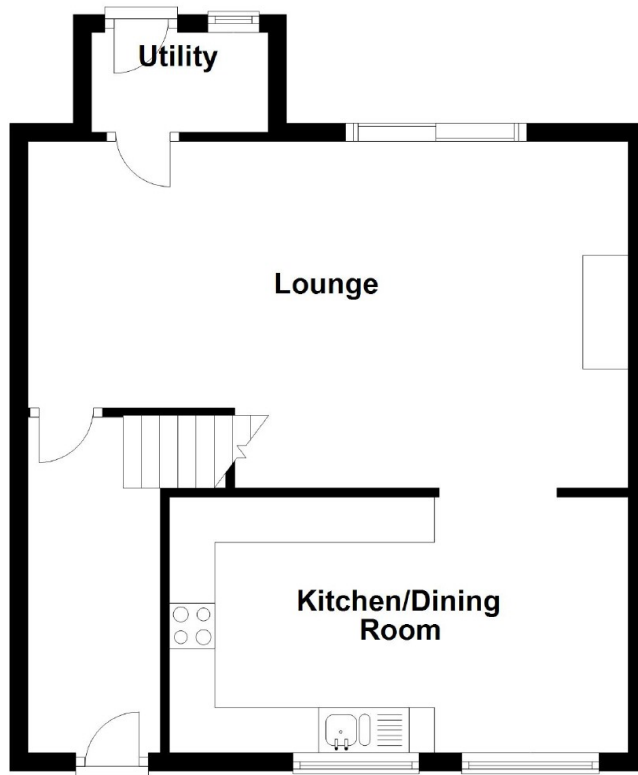




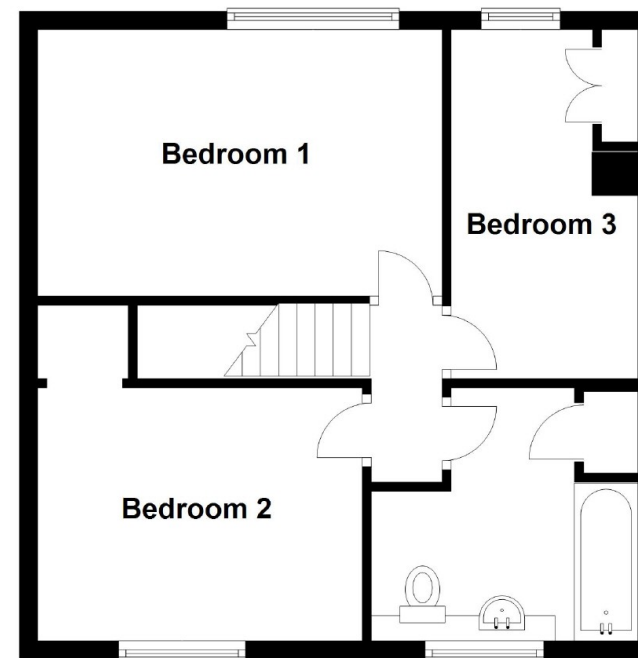




## Ground Floor



## First Floor



Total area: approx. 91.5 sq. metres (985.4 sq. feet)



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