



PUTTERILLS

est. 1992

52 Blackdown Close, Great Ashby, Stevenage, SG1 6AX
Offers in excess of £360,000

DECEPTIVELY SPACIOUS, MUCH IMPROVED THREE BEDROOM SEMI WITH DRIVEWAY AND GARAGE, CONVENIENTLY SITUATED WITHIN A SHORT WALK OF ROUND DIAMOND PRIMARY SCHOOL.

A much improved spacious three bedroom semi-detached home tucked away at the end of this popular Great Ashby cul-de-sac within a convenient short walk of the local parade of shops and the highly regarded Round Diamond Primary School. The property has been significantly improved and is presented in excellent condition throughout with the accommodation comprising a reception hallway, downstairs cloakroom/wc, generous lounge, refitted open-plan kitchen/dining room featuring a modern range of anthracite grey sleek kitchen units finished with white quartz work surfaces with a spacious UPVC double glazed conservatory beyond. The first floor landing provides access to three bedrooms, two of which are generous double rooms with an en-suite shower room to the master bedroom and a modern refitted family bathroom. Further practical benefits include double glazing, gas fired central heating, low maintenance limestone paved rear garden with a garage beyond with a tarmac driveway providing off-road parking for at least two vehicles, 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

Leaded light UPVC double glazed front door opening to:

RECEPTION HALLWAY

Finished with engineered oak flooring, alarm control panel, radiator, staircase

rising to the first floor and doors to:

DOWNSTAIRS CLOAKROOM / WC

Refitted with a white suite comprising a low level wc with push button flush, vanity hand wash basin with chrome mixer tap with vanity cupboard below, white tiled surrounds with mosaic border tile, radiator and double glazed window to the front elevation.

LOUNGE 4.95 x 3.66 (16'3" x 12'0")

Measurements exclude a double glazed bay window to the front elevation. Continuation of engineered oak flooring, two radiators, one with a decorative cover, understairs storage cupboard and part-glazed door to:

KITCHEN / DINING ROOM 4.71 x 3.24 (15'5" x 10'8")

Refitted with a comprehensive range of sleek gloss anthracite grey base and contrasting white eye level units finished with white starburst quartz square

edged work surfaces with an inset single sink unit with carved drainer and counter-mounted mixer tap. A range of integrated appliances include a dishwasher, stainless steel and glazed Neff oven combination microwave oven above, inset touch-sensitive induction hob with a black gloss and contemporary style extractor canopy over. White tiled splashbacks with natural stone effect rectangular floor tiles, double glazed windows to the rear and side elevations, space for fridge/freezer, space and plumbing and washing machine. Space for table, radiator and double glazed french doors opening to the conservatory.

CONSERVATORY 4.78 x 2.36 (15'8" x 7'9")

Of part solid wall and UPVC double glazed construction with apex double glazed roof with windows to the side and rear with fitted blinds and double

glazed french doors opening to the rear garden.

FIRST FLOOR LANDING

Access to the part-boarded loft space, airing cupboard housing gas fired boiler (renewed in 2017), radiator and double glazed window to the side elevation.

Doors to:

BEDROOM ONE 3.43 x 2.74 (11'3" x 9'0")

Measurements exclude two built-in double wardrobes, radiator, two double glazed windows to the front elevation with a central door to:

EN-SUITE SHOWER ROOM 2.76 x 0.97 (9'1" x 3'2")

Fitted with a white suite comprising a pedestal hand wash basin with chrome mixer tap, low level wc and shower cubicle with Aqualisa shower, natural stone effect tiled walls with contrasting border tile, shaver point and wooden effect flooring.

BEDROOM TWO 3.09 x 2.68 (10'2" x 8'10")

A further double bedroom with a radiator and double glazed window to the rear elevation.

BEDROOM THREE 2.97 x 2.10 (9'9" x 6'11")

Radiator and double glazed windows to the front and side elevations.

BATHROOM 1.93 x 1.89 (6'4" x 6'2")

Refitted with a white three-piece suite comprising a low level wc with push button flush extending to a vanity hand wash basin with chrome mixer tap and vanity cupboard below, panelled bath with mixer tap and separate Aqualisa

shower over with fitted shower screen, white tiled walls with tiled effect flooring and double glazed windows to the side and rear elevations, radiator and extractor fan.

OUTSIDE

FRONT

The property is situated towards the end of the cul-de-sac with a slate shingle border to the front and side of the property with path to storm porch and front door.

PARKING

There is an additional block paved parking space to the side of the property with a tarmac driveway in front of the garage providing further parking for an additional two vehicles.

GARAGE

Single garage with up and over door.

REAR GARDEN

Low maintenance rear garden with grey limestone paving, small area of lawn part enclosed by a curved brick boundary wall with gated access to the driveway and garage.

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 C.

VIEWING INFORMATION

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

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.

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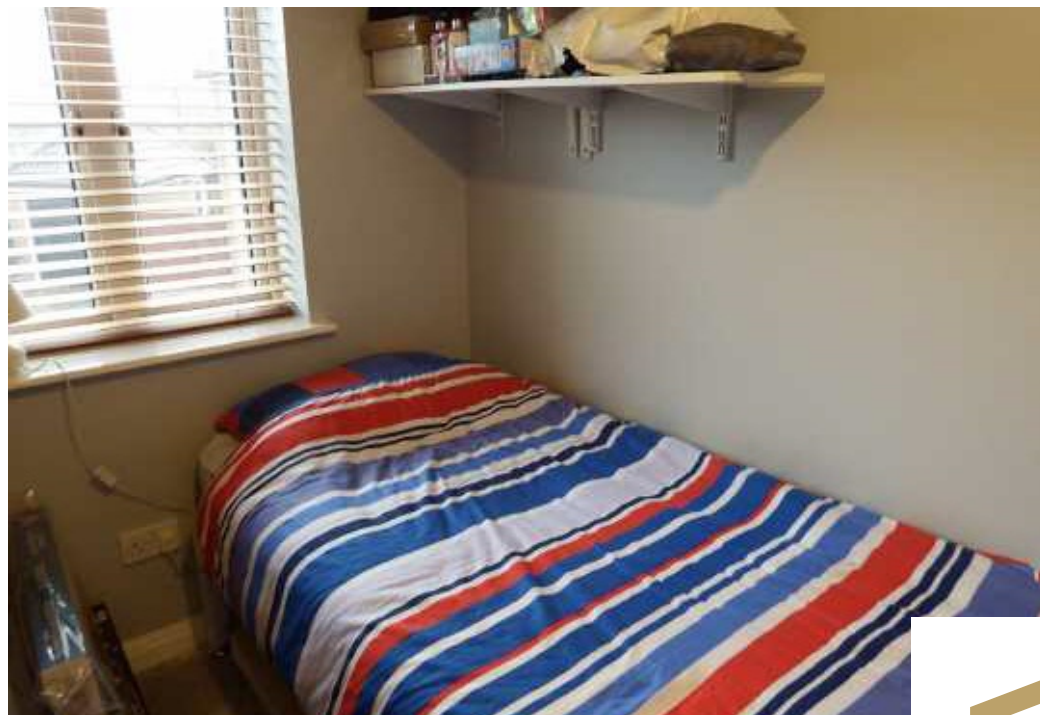
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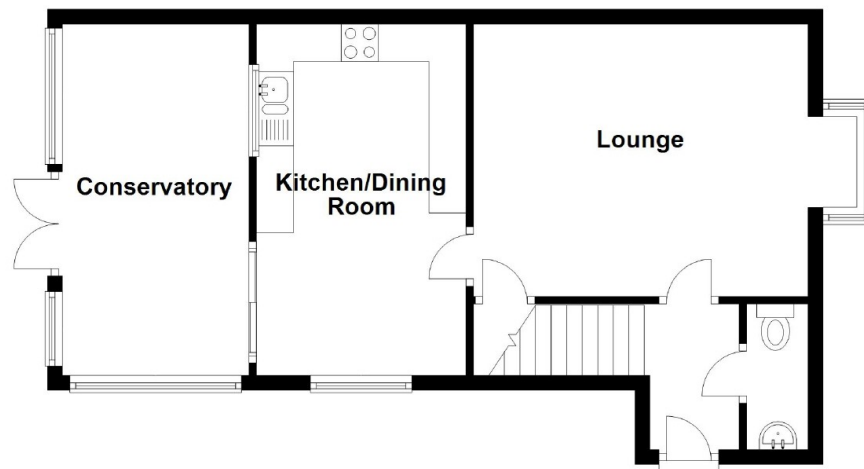
Talk to our Independent Adviser who will be pleased to discuss options with you. Mr Adrian Murphy, Independent Mortgage Advice Bureau, 61 High Street, Old Town, Stevenage SG1 3AQ
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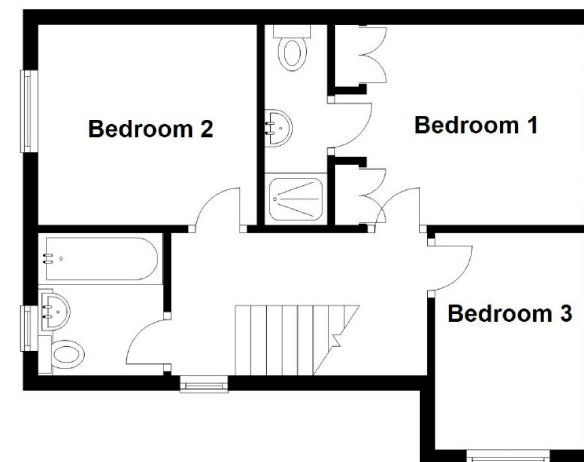




Ground Floor



First Floor



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