



PUTTERILLS

EST. 1992

134 Grace Way, Stevenage, SG1 5AF  
**Offers in excess of £325,000**



## SPACIOUS, EXTENDED, THREE BEDROOM END OF TERRACE BENEFITING FROM A GARAGE EN-BLOC WITH DRIVEWAY TO THE FRONT OF THE GARAGE PROVIDING TANDEM PARKING FOR TWO VEHICLES.

A deceptively spacious, well presented, extended three bedroom end of terrace offering a versatile most generous arrangement of accommodation whilst benefiting further from a pleasant low maintenance landscaped rear garden and garage en-bloc with a tandem driveway providing off-road parking for two vehicles. Further practical benefits include gas fired central heating and double glazing. A particular highlight of the property is the extended lounge/dining room approaching 25ft in length creating a most spacious open-plan living area. The rear extension also provides for a larger reception hallway and a useful utility/store room. The property is conveniently situated within this popular Pin Green cul-de-sac close to both the Old Town and New Town Centres whilst in full the accommodation comprises a generous spacious reception hallway, refitted downstairs cloakroom/wc, open-plan oak fitted kitchen/breakfast room, impressive lounge/dining room, utility/store room, first floor landing leading to three bedrooms with a comprehensive range of built-in bedroom furniture to the master bedroom and a modern fitted family bathroom. 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

UPVC double glazed front door with opaque double glazed side window opening to:

#### RECEPTION HALLWAY

A stylish introduction to this generous home featuring oak flooring, downlighters, decorative glass blockwork, telephone point, radiator, central heating thermostat and illuminated understairs storage cupboard. Double glazed door opening to the rear

garden with further doors to:

#### DOWNSTAIRS CLOAKROOM / WC

Fitted with a modern white suite comprising a low level wc with a concealed cistern, pedestal hand wash basin, continuation of oak flooring, glazed tiled splashbacks, dado rail, radiator and double glazed window to the front elevation.

#### UTILITY / STORE ROOM 2.04 x 1.45 (6'8" x 4'9")

Ceramic tiled floor, space for further kitchen appliances with built-in shelving and radiator.

#### LOUNGE / DINING ROOM 7.53 x 5.00 into recess (24'8" x 16'5" into recess)

A particular highlight of the property is the extended open-plan main living area combining both seating and dining rooms into one large reception room featuring three TV aerial points, two radiators, wall lights and wide double glazed french doors with side windows opening to the rear garden. Mahogany wooden fireplace with marble hearth and surround with an inset living flame gas fire.

#### KITCHEN / BREAKFAST ROOM 4.39 x 3.30 (14'5" x 10'10")

Providing ample space for a breakfast table with the kitchen area defined by a comprehensive range of Moben oak base and eye level units and drawers extending to a peninsular breakfast bar finished with grey natural stone effect rolled edge work surfaces with an inset one and half bowl stainless steel sink unit with Triflow mixer tap and water filter. Integrated under-counter fridge and dishwasher with a black Stoves range cooker incorporating two ovens, grill and slow cooker with a five-ring touch-sensitive induction hob, stainless steel splashback and extractor canopy over (Range oven possibly available subject to final negotiation). Dual aspect provided by double glazed windows to both the front and side elevations.

#### FIRST FLOOR LANDING

Wooden effect flooring and access to the loft space. Doors to:

#### BEDROOM ONE 3.50 x 3.25 (11'6" x 10'8")

Measurements include a range of wooden effect built-in wardrobes with further eye level cupboards opposite, radiator and double glazed window to the rear elevation.

### **BEDROOM TWO 3.50 x 2.98 (11'6" x 9'9")**

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

### **BEDROOM THREE 3.12 x 2.57 (10'3" x 8'5")**

Continuation of wooden effect flooring with measurements including a built-in wardrobe, chest of drawers, radiator and double glazed window to the rear elevation.

### **BATHROOM 3.12 x 1.66 (10'3" x 5'5")**

Refitted with a modern white three-piece suite comprising a panelled bath with chrome mixer tap and a separate dual valve rain shower over with fitted shower screen, low level wc with a concealed cistern set behind white panels with chrome push button flush and a granite effect vanity shelf above, white vanity hand wash basin to one side with matching vanity cupboards and drawers below. White tiled walls with glass mosaic border tile, ceramic floor tiles, white towel radiator, airing cupboard with hot water and laundry shelves and gas fired boiler. Double glazed window to the front elevation. The bathroom benefits further from electric under-floor heating.

### **OUTSIDE FRONT**

Front garden part enclosed by wooden picket fencing and low brick walls with clipped boundary hedging with low maintenance paving and pathway extending to the front door.

### **REAR GARDEN**

The property enjoys the advantage of a low maintenance landscaped rear garden with a paved terrace across the full width of the property with slate shingled borders beyond

with shrubbery, decorative garden pond and wooden shed. Garden enclosed by wooden panelled fencing with gated access to the side and rear.

### **GARAGE**

A single garage situated en-bloc within close proximity to the property with up and over door.

### **PARKING**

There is a driveway to the front of the garage providing tandem parking for two vehicles.

### **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**

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.

### **STAY CONNECTED**

Web: [www.putterills.co.uk](http://www.putterills.co.uk)

Twitter @ PutterillsEA

Facebook - Putterills Stevenage

Instagram - Putterills Stevenage

### **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)





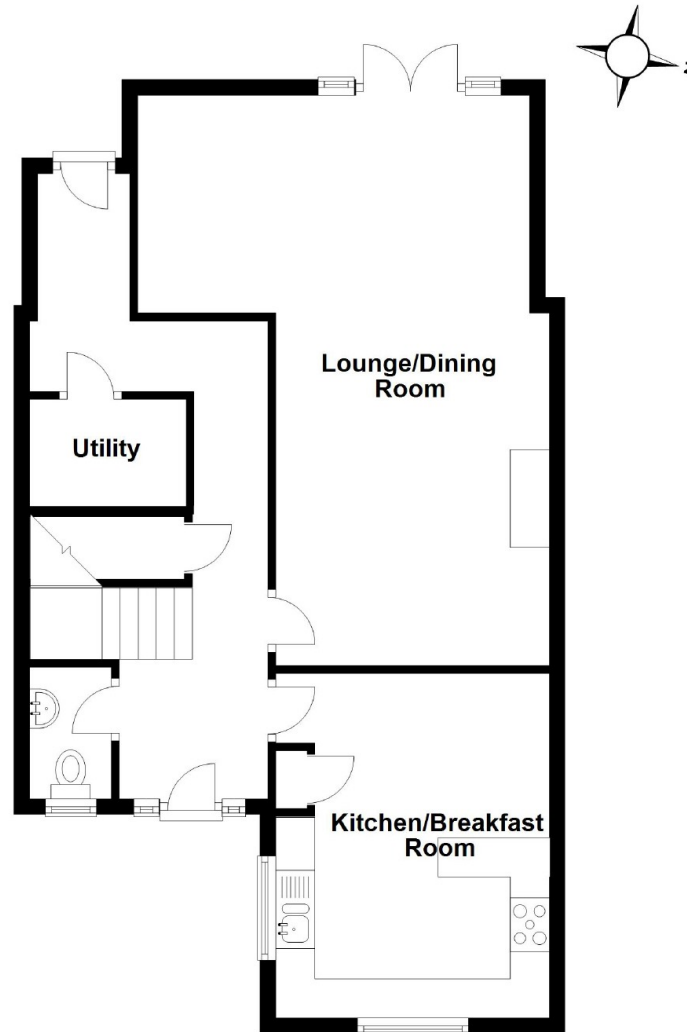








## Ground Floor



## First Floor



Total area: approx. 108.1 sq. metres (1163.6 sq. feet)



PUTTERILLS

est. 1992

[putterills.co.uk](http://putterills.co.uk) | 01438 316846 | [oldtown@putterills.co.uk](mailto:oldtown@putterills.co.uk)

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.