



PUTTERILLS

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112 Fairview Road, Old Town, Stevenage, SG1 2NS
£565,000

A most appealing extended traditional bay fronted semi detached home featuring a stunning landscaped garden whilst enjoying a highly regarded convenient location within a short walk of the Old Town High Street, New Town centre and mainline railway station.

A fantastic opportunity to purchase a traditional extended bay fronted three bedroom semi detached home enjoying the added benefit of a substantial, tastefully designed wrap around extension including both a single rear and side two storey addition creating a versatile, spacious family home of excellent proportions, beautifully presented throughout with a fine balance of period and contemporary features. The stunning, generous rear garden extends to over 150ft in length, planned and landscaped by an award winning garden designer providing a number of areas of interest.

The property is situated within this highly desirable location, conveniently positioned within a short walk of both the Historic Old Town High Street and mainline station, with fast direct links to Kings Cross in approx 23 mins. set back from the road with a block paved and shingle driveway providing parking for three cars whilst further practical benefits include gas central heating and double glazing with a number of recently newly installed traditional windows and doors from "Timber Windows" in St Albans.

The accommodation comprises a wide welcoming reception hallway, downstairs cloakroom/wc, a most comfortable lounge with bay window, an impressive marble fireplace and a cream wood burning stove, extended flexible sitting/family room with feature part vaulted ceiling, an open plan extended kitchen/dining room with feature part vaulted ceiling, utility room and a useful study. the first floor landing provided access to an extended, well proportioned master bedroom suite including a range of wardrobes and a modern en-suite shower room, whilst two further double bedrooms and a family bathroom featuring a cast iron roll top bath complete the range of accommodation.

Viewing is highly recommended to fully appreciate the stunning condition of both the home and gardens.

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 ACCOMODATION COMPRISES

Traditional part glazed leaded light front door with one key entry system opening to:

RECEPTION HALLWAY 4.26 x 2.00 (14'0" x 6'7")

Wide, welcoming hallway, finished with wooden effect flooring, the original staircase rising to the first floor with exposed handrail and newel post with detailed spindles,

downlighters, central heating thermostat, radiator and stripped original wooden panelled door with Bakelite door furniture opening to:

CLOAKROOM/WC

Traditional high level wc with wall mounted hand wash basin, tiled splashbacks and window to the side elevation.

LOUNGE 3.96 x 3.92 (13'0" x 12'10")

Measurements taken into the original stripped part leaded light bay window to the front elevation. Stylish oak flooring and an impressive marble fireplace with black slate hearth and inset cream coloured wood burning stove. Radiator.

STUDY 3.24 x 1.97 (10'8" x 6'6")

Wooden effect flooring, radiator and sealed unit double glazed window to the front elevation.

SITTING/FAMILY ROOM 6.24 x 3.58 (20'6" x 11'9")

A versatile, well proportioned reception room, part divided by a wide square arch with feature part vaulted ceiling with sealed unit double glazed velux window to the rear

elevation with fitted blind, downlighters, stylish oak flooring, built-in cabinets and shelving to either side of the chimney breast, radiators and sealed unit double glazed french doors with side windows opening to the rear garden. Wall lights and part glazed door to:

KITCHEN/DINING ROOM 5.10 x 4.65 (16'9" x 15'3")

Open plan "U" shaped kitchen/dining room extended with a feature part-vaulted ceiling with downlighters and sealed unit double glazed velux window to the rear elevation with fitted blind, Kitchen area defined by a range of shaker style base units and contrasting oak eye level units finished with wooden butchers block square edged work surfaces with an inset white ceramic one and a half bowl sink unit with telescopic mixer tap with rinse facility, natural stone tiled splashbacks with ceramic floor tiles with pattern mosaic inlay. Decorative wall panelling with concealed radiator to dining area, sealed unit double glazed stable door and window to the rear elevation. Space and

plumbing for dishwasher and fridge freezer with a Leisure range oven incorporating five-ring gas burner with hot plate and cover (possibly available subject to final negotiation) Door to:

UTILITY ROOM 2.40 x 198 (7'10" x 649'7")

Continuation of ceramic floor tiles, white base and eye level units with work surface, inset stainless steel sink unit with mixer tap. Space and plumbing for washing machine and tumble dryer, tiled splashbacks, wall mounted gas fired boiler (replaced in Jan 2019) sealed unit double glazed window to the side elevation.

FIRST FLOOR LANDING

Access to part-boarded loft space with light, power points and wooden ladder, stripped original wooden panelled door with Bakelite door furniture opening to:

BEDROOM ONE 4.34 x 3.66 (14'3" x 12'0")

A most comfortable master bedroom suite including a substantial range of wardrobes with part mirrored doors, two UPVC double glazed windows to the rear elevation, radiator and door to:

EN-SUITE SHOWER ROOM 1.91 x 1.73 (6'3" x 5'8")

Refitted with a white suite comprising a vanity hand wash basin set to wooden vanity unit, low level wc with push button flush and a walk-in shower cubicle with shower, tiled shower area, tiled effect flooring, downlighters, white towel radiator and leaded light UPVC double glazed window to the front elevation.

BEDROOM TWO 3.63 x 3.31 (11'11" x 10'10")

A further double bedroom with radiator and leaded light UPVC double glazed window to the front elevation.

BEDROOM THREE 3.32 x 3.29 (10'11" x 10'10")

Another double room with radiator and UPVC double glazed window to the rear elevation.

FAMILY BATHROOM

"L" shaped with a period cast iron roll top bath with original feet, with telephone style traditional chrome mixer tap and shower attachment. Hand wash basin set to wooden vanity unit with cupboard below, step and recess to low level wc with wooden floorboards and airing cupboard housing hot water tank. Tiled splashback to bath, chequerboard effect flooring, radiator and UPVC double glazed windows to the front and side elevation.

OUTSIDE

DRIVEWAY

Block paved and shingled frontage providing parking for three cars, laurel hedging, gated side access to rear garden, mature pyramid yew either side of front door.

REAR GARDEN

A particular feature of the property is the stunning rear garden, landscaped by an award winning garden designer, laid to lawn whilst part divided into a number of garden "rooms" with an abundance of deep well stocked borders, seating areas, box hedged pathways and mature trees. Vegetable garden to the rear with raised beds and a quality "Gabriel Ash" greenhouse (possibly available by separate negotiation).

AGENTS NOTE

The owners have supplied additional garden photos showing the rear garden during the summer months.

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 £2149.29. The EPC Rating is to be advised.

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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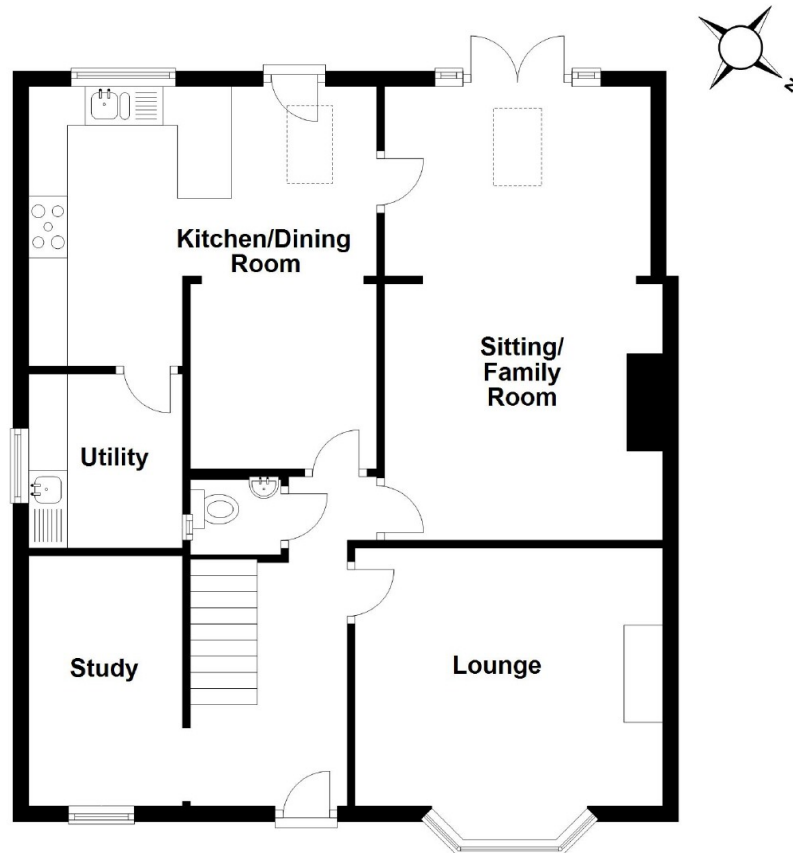




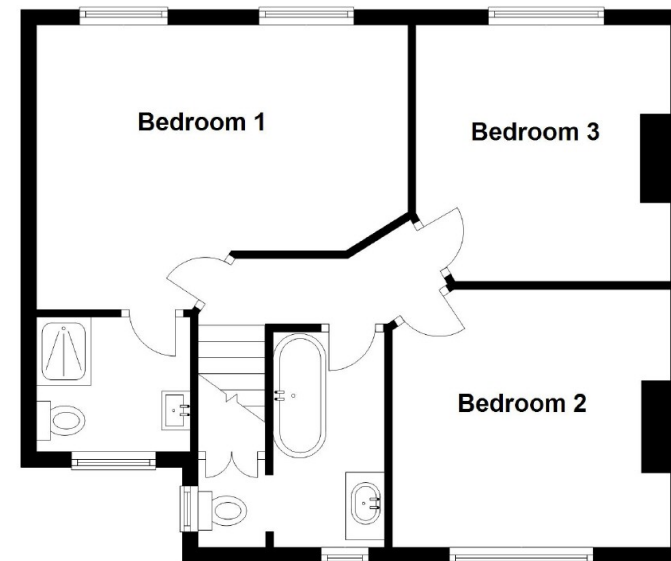




Ground Floor



First Floor



Total area: approx. 127.7 sq. metres (1374.5 sq. feet)



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