



PUTTERILLS

EST. 1992

36 Fellowes Way, Stevenage, SG2 8BW

**£447,500**



## MUCH IMPROVED, THREE DOUBLE BEDROOM DETACHED BUNGALOW OCCUPYING A PLEASANT PRIVATE CORNER POSITION WITHIN THIS HIGHLY REGARDED TURNING ON THE SOUTH SIDE OF TOWN.

A rare opportunity to purchase this recently modernised, remodelled three double bedroom detached bungalow occupying a pleasant corner position within this highly regarded location on the southern side of Stevenage, close to Shephalbury Park. Significant improvements include a refitted Wren kitchen with integrated appliances extending to a matching kitchen island, a comprehensive range of built-in bedroom furniture to the master bedroom with double glazed french doors opening directly to the landscaped rear garden plus a refitted shower room with a double shower cubicle with dual valve rain shower. The bungalow was re-wired with a new central heating system including a combination boiler and flat panelled radiators throughout during 2018 with replacement UPVC double glazed windows and doors in 2019. Downlighters to the majority of the property complete the contemporary feel to the accommodation.

A sweeping driveway provides off-road parking for two vehicles whilst the rear garden is a further highlight of the property featuring a two-tiered substantial wooden deck with uplighters with level lawn beyond with well stocked borders, bin storage area and two sheds. In full the accommodation comprises a lounge/dining area, fitted kitchen/breakfast room, inner hallway leading to three double bedrooms and a refitted shower room. Viewing highly 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 entrance door opening to:

#### MAIN LIVING AREA 9.25 x 5.39 (30'4" x 17'8")

The original bungalow has been transformed by the current owners creating an open plan modern main living area combining a lounge/dining room with a refitted kitchen/breakfast room finished with walnut effect flooring whilst the kitchen area is defined by a

comprehensive range of contrasting dove grey and graphite coloured base and eye level units and deep pan drawers by Wren Kitchens (refitted 2019) finished with white square edged granite work surfaces with contrasting glass splashbacks with an inset Blanco single sink unit with carved drainer and counter-mounted chrome mixer tap. Concealed pull-out larder and spice rack cupboards, matching kitchen island with further base units and a deep matching white granite counter-top extending to a breakfast bar incorporating an inset wide touch-sensitive induction hob with a colour changing stainless steel and glazed extractor canopy above. Further appliances include an integrated washing machine, dishwasher, fridge/freezer, Neff single and combination digital ovens, downlighters and under-unit lighting. Double glazed window to the rear elevation with double glazed french doors with side window opening to the rear garden. The kitchen opens to the lounge/dining room with a further double glazed window to the front elevation with contemporary flat panelled radiators. Access to the part-

boarded loft space with retractable loft ladder. Glazed door to:

### INNER HALLWAY

Downlighters and doors to:

#### BEDROOM ONE 5.20 x 3.19 (17'1" x 10'6")

A most comfortable master bedroom of excellent proportions featuring a comprehensive range of light beech effect built-in bedroom furniture including wardrobes, chest of drawers and dressing table with matching floating bedside cabinets, Two contemporary flat panelled radiators and double glazed french doors with side windows opening to the rear decking and garden.

#### BEDROOM TWO 4.19 x 3.21 (13'9" x 10'6")

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

#### BEDROOM THREE 2.94 x 2.69 (9'8" x 8'10")

A further double bedroom with a flat panelled radiator and double glazed window

to the front elevation.

### **SHOWER ROOM**

Refitted with a modern white suite comprising a double width walk-in shower cubicle with dual valve rain shower, rectangular hand wash basin with chrome mixer tap and vanity cupboard below, low level wc with push button flush. Grey glitter effect waterproof panelled walls, chrome towel radiator, motion-activated downlighters and extractor fan.

### **OUTSIDE**

The bungalow occupies a generous corner position with gardens and driveway extending to the front, side and rear.

### **FRONT GARDEN**

Crazy paved front garden interspersed with mature shrubs, part-enclosed by boundary hedging.

### **PARKING**

A turning driveway providing off-road parking for at least two vehicles with gated access to the side and rear garden.

### **REAR GARDEN**

A further highlight of the property is the landscaped rear garden featuring a wide two-tiered wooden deck with uplighters and power sockets with the garden beyond laid to a level lawn flanked by deep well stocked shrub borders including a mature magnolia tree, two garden sheds both benefiting from power and a concealed bin storage area with gated access to the front of the property.

### **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 D.

### **VIEWING INFORMATION**

Viewing is 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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Talk to our Independent Mortgage 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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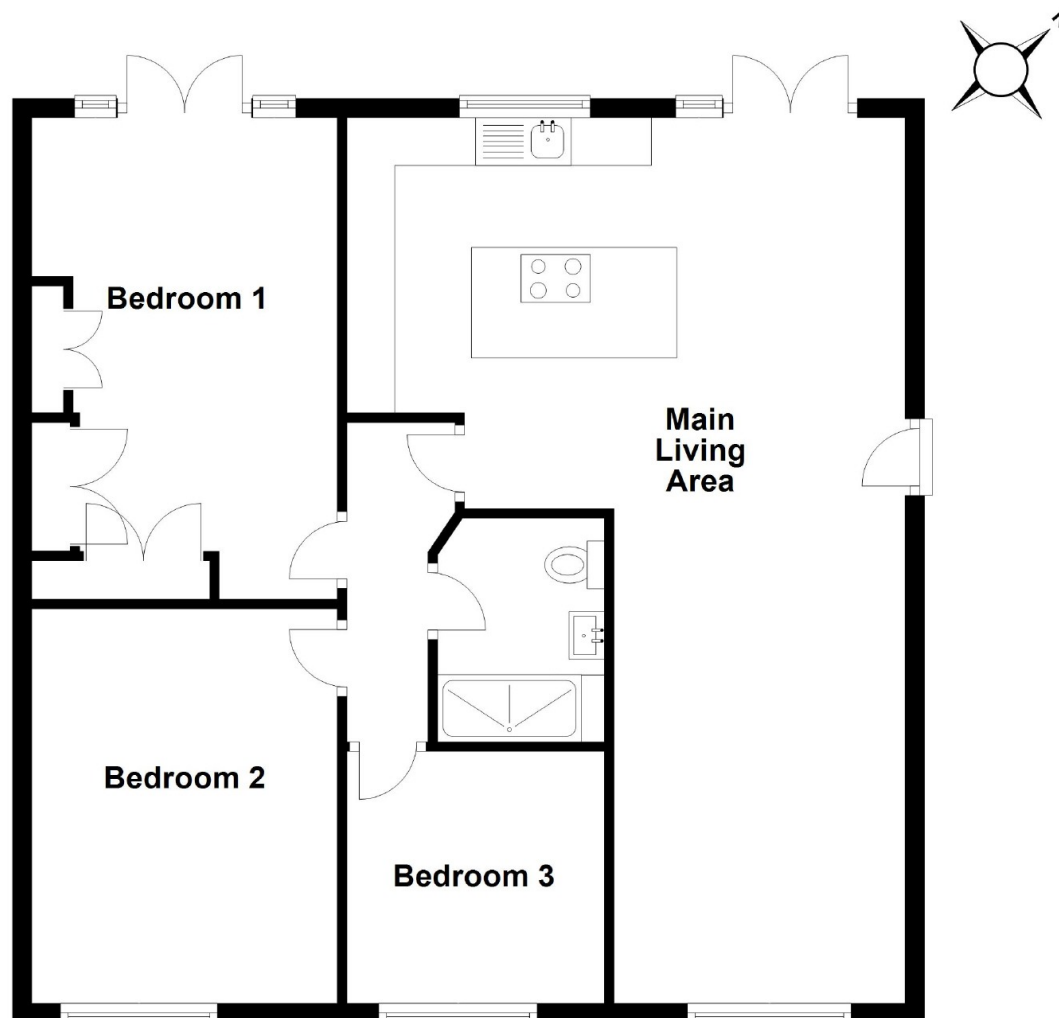








## Floor Plan



Total area: approx. 84.4 sq. metres (908.0 sq. feet)



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