



PUTTERILLS

est. 1992

5 Spencer Way, Stevenage, SG2 8GD
Offers in excess of £500,000

MODERN SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME ENJOYING A COMMANDING POSITION WITH AMPLE PARKING AND GARAGE WITHIN SOUGHT-AFTER LOCATION ON THE SOUTH SIDE OF STEVENAGE.

An imposing double fronted four bedroom detached family home occupying a commanding corner position at the entrance to this highly sought-after development affronting the popular Hertford Road with views to a lightly wooded coppice opposite. This modern, well presented home was built by the well regarded developer, Hill Residential in 2013 as part of their "Home For Life" range and has been further improved with the addition of a stylish glazed orangery extension adding versatility to the already spacious ground floor accommodation. Upstairs there are four generous bedrooms with the master bedroom benefiting from built-in wardrobes and an en-suite shower room, there is also a modern fitted family bathroom. Further practical benefits include double glazing and gas fired central heating. A generous double length block paved driveway provides tandem parking for two vehicles leading to a single garage whilst the wrap around gardens extend to the front, side and rear of the property adding greatly to the kerb appeal of this attractive family home. In full the accommodation comprises a welcoming reception hallway, downstairs cloakroom/wc, triple aspect lounge of excellent proportions, modern open-plan fitted kitchen/dining room, orangery extension, first floor landing leading to four bedrooms with an-suite shower room to the master bedroom and a family bathroom. 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 Waitrose and 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 with opaque side window opening to:

RECEPTION HALLWAY 4.44 x 1.96 (14'7" x 6'5")

A wide welcoming reception hallway finished with oak effect Amtico flooring,

alarm control panel, Hive dual zone digital central heating thermostat, alarm control panel, walk-in coats cupboard, staircase rising to the first floor with further cupboard below, contemporary opaque sliding doors opening to the sitting room with further doors to:

DOWNSTAIRS CLOAKROOM / WC 1.97 x 1.42 (6'6" x 4'8")

Fitted with a white suite comprising a low level wc with a concealed cistern behind natural stone effect tiling with wooden butchers block effect square edge vanity shelf with chrome push button flush, rectangular hand wash basin to one side with chrome mixer tap and white gloss vanity unit opposite with matching vanity shelf. Radiator, cream natural stone effect floor tiles, downlighters and extractor fan.

LOUNGE 6.07 x 4.65 (19'11" x 15'3")

A most comfortable room of excellent proportions featuring a triple aspect provided by double glazed bay window to the side elevation and a further double

glazed window to the front with double glazed french doors opening to the rear garden. Continuation of oak effect Amtico flooring, TV point and two radiators.

KITCHEN / DINING ROOM 6.31 x 3.80 (20'8" x 12'6")

Open-plan and spacious kitchen/dining room fitted to one end with a comprehensive range of stylish white base and eye level units and drawers finished with square edged wooden butchers block effect work surfaces with matching upstands, inset one and half bowl stainless steel sink unit with mixer tap, under-unit and downlighters, continuation of oak effect Amtico flooring and double glazed window to the front elevation. A range of integrated appliances include stainless steel oven, electric touch-sensitive ceramic hob with stainless steel extractor canopy above, dishwasher, washing machine, space for American style fridge/freezer. Ample space for dining table, two radiators and double glazed french doors

with side windows opening to the Orangery.

ORANGERY 4.65 x 2.71 (15'3" x 8'11")

With an apex vented double glazed aviary style roof, solid walls with double glazed windows to the rear and side elevations with doors to the garden, perimeter downlighters and wooden effect flooring.

FIRST FLOOR LANDING

A wide first floor landing with double glazed window to the rear elevation, radiator, airing cupboard housing hot water cylinder and laundry shelves, access to the loft space and doors to:

BEDROOM ONE 3.99 x 3.25 (13'1" x 10'8")

Measurements include the original built-in double wardrobe with a further range of bedroom furniture featuring white gloss doors incorporating further wardrobe space, bedside cabinets and eye level cupboards above the double bed recess, radiator and double glazed window to the front elevation. Door to:

EN-SUITE SHOWER ROOM 1.98 x 1.74 (6'6" x 5'9")

Fitted with a white three-piece suite comprising a low level wc with sealed cistern behind natural stone effect tiling with square edge wooden effect butchers block vanity shelf with chrome push button flush, hand wash basin to one side with chrome mixer tap, double width walk-in shower cubicle with fitted shower, cream natural stone effect floor tiles, chrome towel radiator, downlighters, extractor and double glazed window to the side elevation.

BEDROOM TWO 3.80 x 3.26 (12'6" x 10'8")

Measurements include a comprehensive range of built-in bedroom furniture finished with stylish cream gloss doors incorporating wardrobes, chest of drawers and dressing table, radiator and double glazed window to the rear elevation.

BEDROOM THREE 3.81 x 2.68 (12'6" x 8'10")

Radiator and double glazed window to the front elevation.

BEDROOM FOUR 2.83 x 2.73 (9'3" x 8'11")

Radiator and double glazed window to the front elevation.

BATHROOM

Fitted with a white three-piece suite comprising a low level wc with concealed cistern behind natural stone effect tiling with a wooden effect butchers block square edged vanity shelf with inset chrome push button flush, vanity hand wash basin to one side with chrome mixer tap, panelled bath with chrome mixer tap and separate shower over with fitted shower screen. Chrome heated towel rail, shaver point, downlighters, extractor fan and double glazed window to the rear elevation.

OUTSIDE

FRONT

The property enjoys a commanding position close to the entrance of this popular development affronting Hertford Road with an extensive wrap-around front garden laid predominantly to lawn with pathway extending to the storm porch, front door and gated access to the rear garden. Outside lighting. Substantial side

garden laid to lawn interspersed with specimen trees, part-divided from the driveway by attractive wrought iron railings.

DRIVEWAY

Double length block paved driveway providing off-road parking for at least two vehicles leading to the garage with gated access to the rear garden.

GARAGE

A single garage with up and over door, power and light. Personal door to the rear garden.

AGENTS NOTE

We have been advised by the owners that a small section of the front garden adjoining the pedestrian pathway falls within the ownership of Stevenage Borough Council. They have confirmed that once the road has been adopted, then a Licence Agreement can be provided for the ongoing use and maintenance of this area. Further details upon request.

REAR GARDEN

Paved terrace with artificial lawn to one side enclosed by picket fencing with gate and steps to the personal door to the garage. The remainder of the garden to the side laid to lawn enclosed by a combination of wooden panelled fencing and brick retaining walls.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD. The Council Tax Band is "F". The amount payable for the year 2019/20 is £2540.08. The EPC Rating is "B".



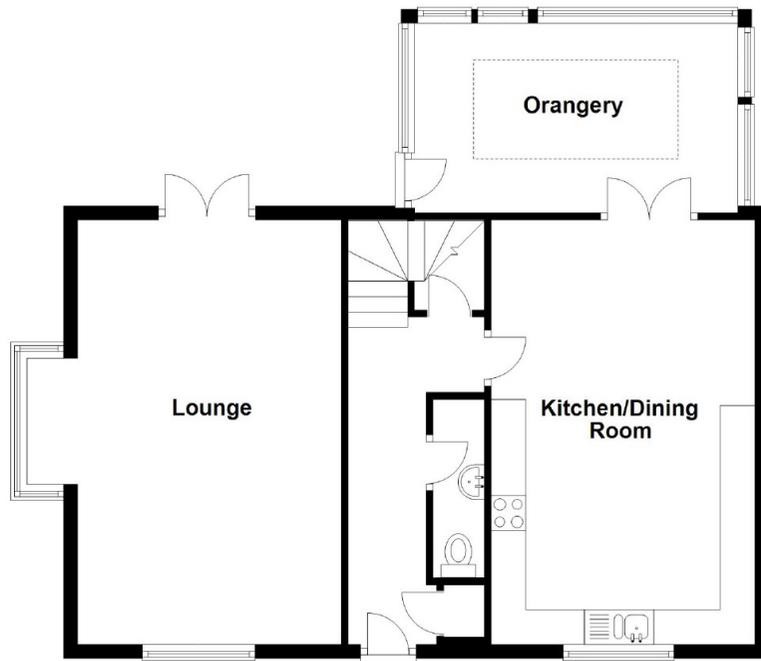




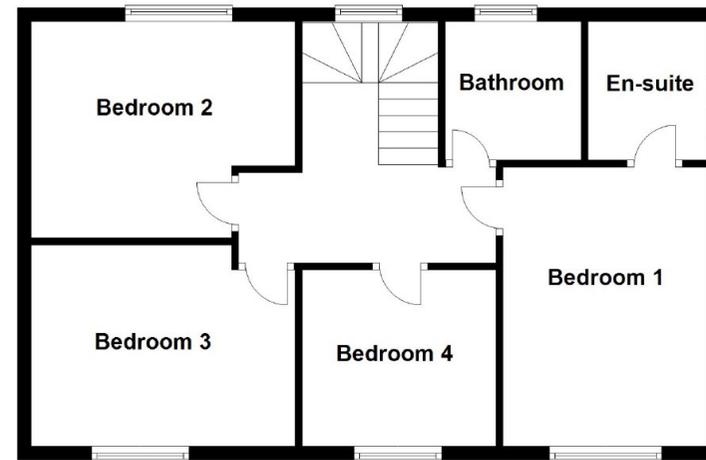




Ground Floor



First Floor



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