



PUTTERILLS

est. 1992

4 Weston Road, Old Town, Stevenage, SG1 3RH

£580,000

EXTENDED FOUR BEDROOM SEMI-DETACHED VICTORIAN FAMILY HOME WITHIN HIGHLY REGARDED OLD TOWN TURNING FEATURING A STUNNING OPEN-PLAN KITCHEN/DINING ROOM AND REFITTED FAMILY BATHROOM.

A rare opportunity to purchase a substantial, extended four bedroom Victorian semi-detached home situated at the head of a no-through road within easy walking distance of the Historic Old Town High Street. This attractive period home has been significantly improved by the current owners and features a fantastic open-plan refitted kitchen/dining room opening into a family room with highlights including a wood burning stove and two banks of oak sealed unit double glazed bi-folding doors across the full width of the property with both the kitchen, dining room and family room finished with cream porcelain square floor tiles. A traditional wide welcoming reception hallway with attractive staircase provides an ideal introduction to this period home with the practical benefit of a modern fitted downstairs cloakroom/wc whilst the comfortable sitting room with feature bay window and fireplace completes the ground floor accommodation. The first floor landing provides access to four bedrooms, three of which are generous double rooms whilst the master bedroom benefits from a well proportioned en-suite shower room with a refitted family bathroom comprising a white traditional Burlington suite including a roll top bath. A block paved driveway to the front of the property provides off-road parking for at least one vehicle whilst the landscaped rear garden enjoys a private aspect. The property benefits from a combination of sealed unit double glazing and the original well maintained period windows with gas fired central heating with a number of school style column radiators. 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 part-glazed period hardwood front door opening to:

RECEPTION HALLWAY 4.61 x 2.01 (15'1" x 6'7")

A wide welcoming reception hallway featuring an impressive staircase rising to the first floor with an oak handrail and detailed balustrades with three wooden panelled

storage cupboards below, attractive ceramic floor tiles in a Victorian pattern complemented by a school style column radiator, pictures rails, toplite window above the front door with oak part-glazed double doors opening to the family room with period wooden panelled doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc with push button flush, hand wash basin with cream porcelain floor tiles, white towel radiator, downlighters and extractor fan.

SITTING ROOM 3.96 x 3.64 (13'0" x 11'11")

A most comfortable room finished with tall ceilings and picture rails, bay window to the front elevation with an attractive period white painted fireplace with an inset cast iron fire grate and surround with the original tiled slips and black slate hearth. School style column radiator.

FAMILY ROOM 3.23 x 3.05 + recess (10'7" x 10'0" +recess)

A versatile additional living area finished with oversized square cream porcelain polished

floor tiles, downlighters, oak sealed unit double glazed bi-folding doors opening to the rear garden, feature fireplace with oak bessemer and recessed cast iron wood burning stove, downlighters, floor to ceiling school style column radiator. The family room extends into the kitchen/dining room creating an open-plan contemporary feel to the majority of the ground floor accommodation.

KITCHEN / DINING ROOM 6.85 x 3.35 (22'6" x 11'0")

A particular highlight of the property is the generous open-plan kitchen/dining room, part-divided by a comprehensive range of sage green wooden grain base and eye level units and drawers finished with black starburst polished granite square edged work surfaces with matching upstands extending to a peninsular breakfast bar with an inset white ceramic Belfast sink with a carved drainer and counter-mounted chrome mixer tap. A range of integrated appliances include a washing machine and dishwasher with space for a fridge/freezer, additional deep retractable larder storage and curved

corner cabinets with a matching range recess with concealed extractor fan and stainless steel dual fuel range oven incorporating a gas hob, further bevel edged deep oak work surfaces, under-unit and downlighters, white gloss tiled splashbacks in a brick pattern, continuation of oversized square cream porcelain polished floor tiles and a school style column radiator. Ample space for dining table, a second floor to ceiling school style column radiator and further oak sealed unit double glazed bi-folding doors opening to the rear garden.

FIRST FLOOR LANDING

Access to the loft space, the majority of which is boarded with a light and ladder with a skylight window to the rear elevation. Doors to:

BEDROOM ONE 4.85 x 3.41 (15'11" x 11'2")

A spacious master bedroom with picture rail, sealed unit double glazed window to the front elevation and doorway to:

EN-SUITE SHOWER ROOM 3.39 x 1.97 (11'1" x 6'6")

Currently fitted with an extra wide shower tray with Victorian style gloss tiled splashbacks, contrasting wooden effect ceramic floor tiles with space and plumbing for a low level wc and hand wash basin. Shaver point, downlighters and opaque sealed unit double glazed window to the rear elevation.

AGENTS NOTE

The current owners are yet to complete the fitting of the en-suite shower room but have already purchased a Burlington suite to include a traditional shower, low level wc and vanity hand wash basin similar tin style to the family bathroom fittings.

BEDROOM TWO 3.30 x 3.64 (10'10" x 11'11")

Featuring a cast iron period fireplace with built-in wardrobe to recess, school style column radiator, picture rail and window to the front elevation.

BEDROOM THREE 3.07 x 2.99 (10'1" x 9'10")

A further period fireplace with built-in cupboard to the recess, school style column radiator and window to the rear elevation.

BEDROOM FOUR 2.75 x 2.66 (9'0" x 8'9")

Picture rail, radiator, school style column radiator and window to the rear elevation.

FAMILY BATHROOM 3.00 x 2.35 (9'10" x 7'9")

Refitted with a white traditional style Burlington three-piece suite comprising a wide roll top vanity hand wash basin with traditional chrome mixer taps set to a chrome vanity stand, roll top bath with claw feet and traditional chrome mixer tap and rain shower attachment. Low level wc with chrome brightwork and Victorian style brackets, white tiled walls in a brick pattern, shaver point, chrome towel radiator, Victorian style black and white tiled flooring and opaque double glazed window to the front elevation.

OUTSIDE FRONT

The property is situated towards the end of the "no-through" road, set back behind a grey block paved frontage providing off-road parking for at least one vehicle with side access to the rear garden.

REAR GARDEN

Landscaped rear garden with a level lawn with a limestone paved terrace with uplighters and power, garden shed to one corner, gated access to the front.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD. The Council Tax Band is D.

The EPC Rating is to be advised.

DISCLAIMER

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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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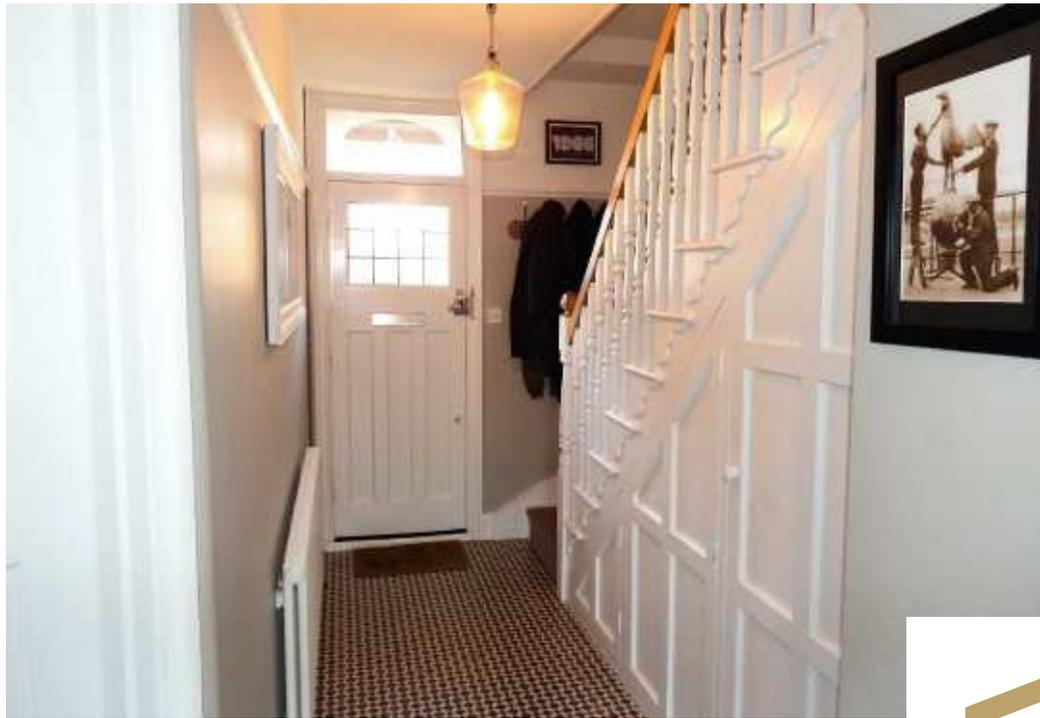
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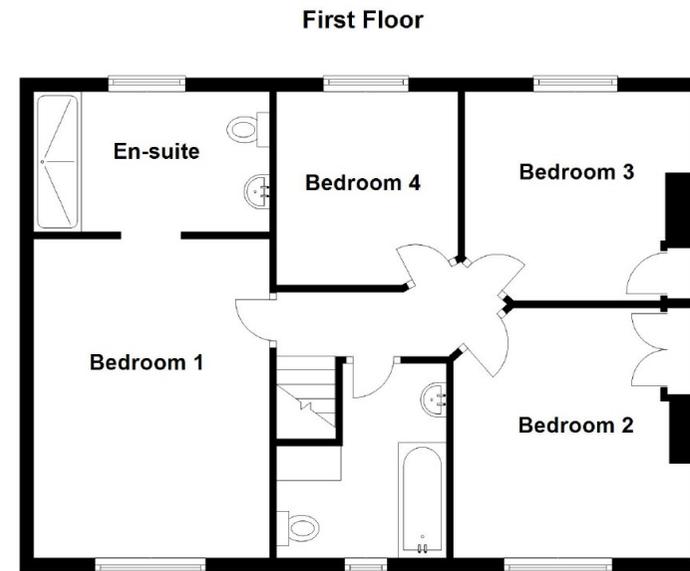
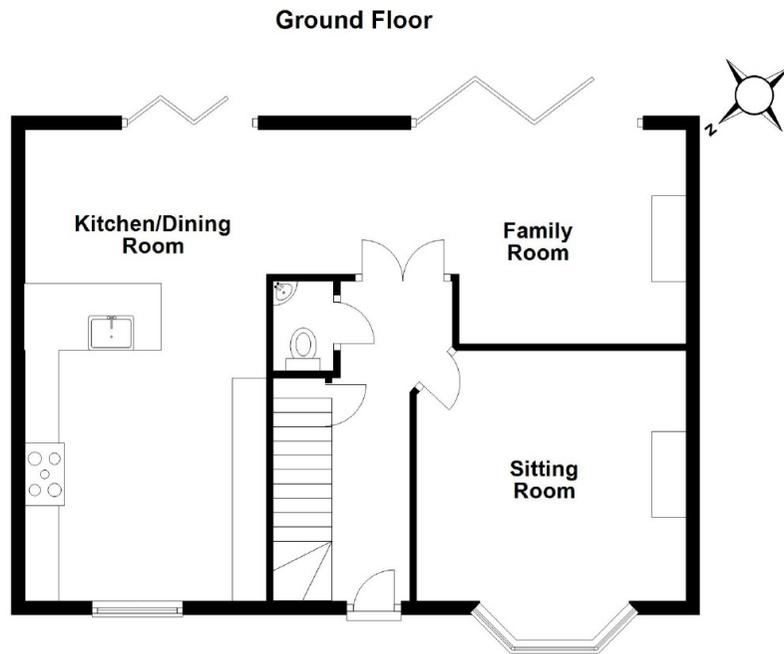
Talk to our Independent Adviser who will be pleased to discuss options with you. Mr Adrian Murphy, Independent Mortgage Advice Bureau, 61 High Street, Old Town, Stevenage SG1 3AQ
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Total area: approx. 132.4 sq. metres (1425.4 sq. feet)



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