



PUTTERILLS

EST. 1992

34 Milestone Close, Stevenage, SG2 9RR
Offers in excess of £400,000

WELL PRESENTED FOUR BEDROOM DETACHED HOME WITHIN HIGHLY REGARDED CUL-DE-SAC POSITION ON THE EASTERN OUTSKIRTS OF STEVENAGE

Enjoying a cul-de-sac position on the eastern outskirts of the Town whilst within walking distance of the local Sainsbury's supermarket and local amenities, a well presented four bedroom detached home benefiting further from a beautiful private sunny part-walled rear garden. Set back from the cul-de-sac behind a block paved double width driveway providing side by side parking for at least two vehicles which in turn leads to a single integral garage with further practical benefits include double glazing and gas fired central heating.

The accommodation comprises a reception hallway, downstairs cloakroom/wc, lounge, separate dining room, modern fitted kitchen, single glazed conservatory overlooking the rear garden, first floor landing leading to four bedrooms including a most spacious master bedroom suite including a refitted en-suite shower room and a modern 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 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 opening to:

RECEPTION HALLWAY

Staircase rising to the first floor with understairs storage cupboard, coat hanging space to recess, radiator, central heating thermostat and doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a two-piece suite comprising a wall mounted hand wash basin and low level wc, radiator and double glazed window to the side elevation.

KITCHEN 3.45 x 2.60 (11'4" x 8'6")

Fitted with a modern range of cream shaker style base and eye level units and drawers finished with square edged wooden effect work surfaces with an inset one and half bowl stainless steel sink unit with a chrome mixer tap. A freestanding stainless steel and glazed AEG double oven incorporating an electric ceramic induction hob (included in the sale price) with concealed extractor canopy above. Freestanding dishwasher and washing machine (possibly available by separate negotiation) with space for fridge/freezer. Wall mounted gas fired boiler (replaced in 2016), under-unit and pelmet lighting, tiled splashbacks, double glazed window to the rear elevation with a double glazed door to the side.

LOUNGE 4.24 x 3.45 (13'11" x 11'4")

A most comfortable room with a radiator, wall light points, double glazed window to

the rear elevation and double glazed patio doors opening to the conservatory.

DINING ROOM 3.12 x 2.57 (10'3" x 8'5")

Wooden laminate flooring, radiator and double glazed window to the front elevation.

CONSERVATORY 2.92 x 1.48 (9'7" x 4'10")

Situated at the rear of the property of single glazed construction with double doors with attractive views over the garden. Tiled effect flooring.

FIRST FLOOR LANDING

Radiator and doors to:

BEDROOM ONE 4.32 x 3.44 (14'2" x 11'3")

A generous master bedroom of excellent proportions, measurements including a substantial range of wardrobes, radiator, TV point, double glazed window to the front elevation and door to:

EN-SUITE SHOWER ROOM 1.60 x 1.46 (5'3" x 4'9")

Refitted in 2017 comprising a modern white three-piece suite comprising a pedestal hand

wash basin with chrome mixer tap, low level wc with chrome push button flush and a corner shower cubicle with a chrome thermostatic shower, white towel radiator, illuminated vanity mirror, white tiled surrounds with tiled effect flooring and double glazed window to the side elevation.

BEDROOM TWO 3.47 x 2.51 (11'5" x 8'3")

Measurements exclude a walk-in cupboard with shelving and hanging rail, radiator and double glazed window to the front elevation.

BEDROOM THREE 3.24 x 2.35 (10'8" x 7'9")

Radiator and double glazed window to the rear elevation.

BEDROOM FOUR 2.33 x 2.01 (7'8" x 6'7")

Radiator and double glazed window to the rear elevation.

BATHROOM 2.48 x 1.98 (8'2" x 6'6")

Fitted with a modern white suite comprising wooden panelled jacuzzi style bath with a chrome mixer tap and shower attachment, low level wc with chrome push button flush, pedestal hand wash basin with chrome mixer tap, white tiled walls with contrasting glazed mosaic border tile with tiled effect flooring, illuminated vanity mirror, chrome heated towel rail, downlighters, airing cupboard with hot water cylinder and double glazed window to the rear elevation.

OUTSIDE

FRONT

The property enjoys a pleasant cul-de-sac position on the eastern outskirts of Stevenage within easy reach of open countryside whilst conveniently situated within walking distance of the local Sainsbury's supermarket and local amenities.

DRIVEWAY

Attractive curved block paved double width driveway providing off-road parking for at least two vehicles with shingle stocked shrub border to one side and flower bed below the dining room window. The block paving extends to gated access to the side of the property leading to the rear garden and the storm porch with light.

GARAGE

An integral single garage with up and over door, power and light.

REAR GARDEN

A particular highlight of the property is the beautifully maintained rear garden, part-walled whilst enjoying a sunny private aspect, laid to well tended lawn with block paved patio and paved pathway leading past established well stocked flower and shrub borders with raised planters beyond and mature shrubbery creating an idyllic outlook from the conservatory. Wooden summerhouse and shed. Gated access to the front.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD. The Council Tax Band is E. The amount payable for the year 2020/ 21 is £2233.94. The EPC Rating is to be advised

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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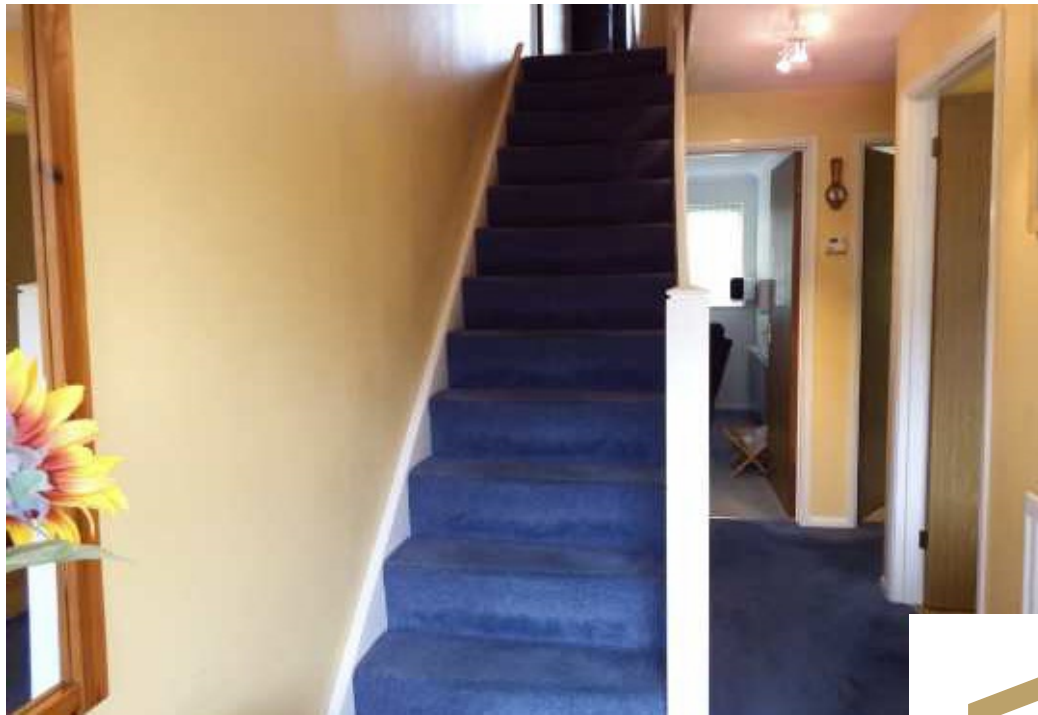
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NEED A MORTGAGE?

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
T: 01438 360040.

E: adrian.murphy@imab.net



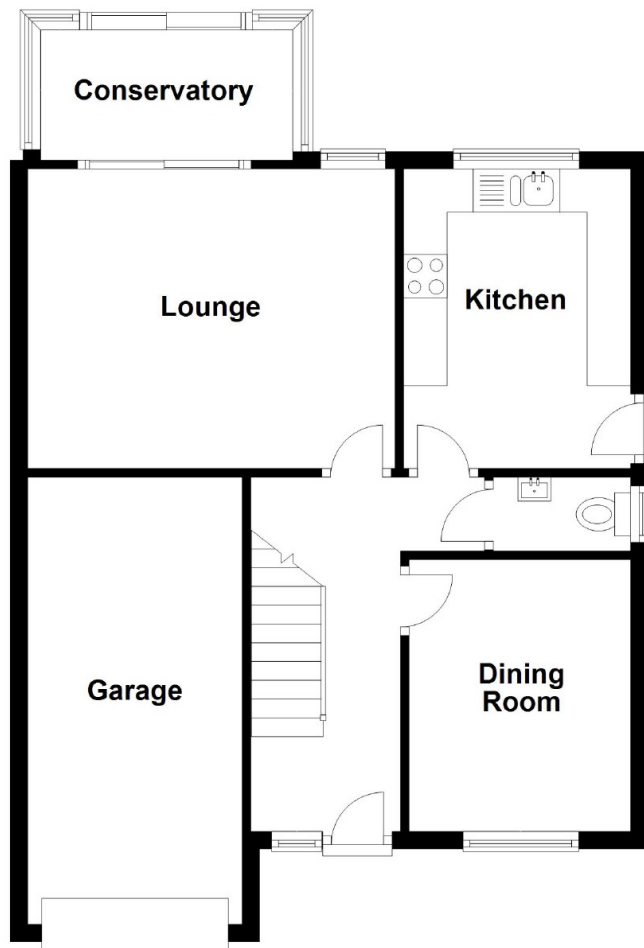
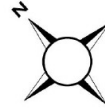




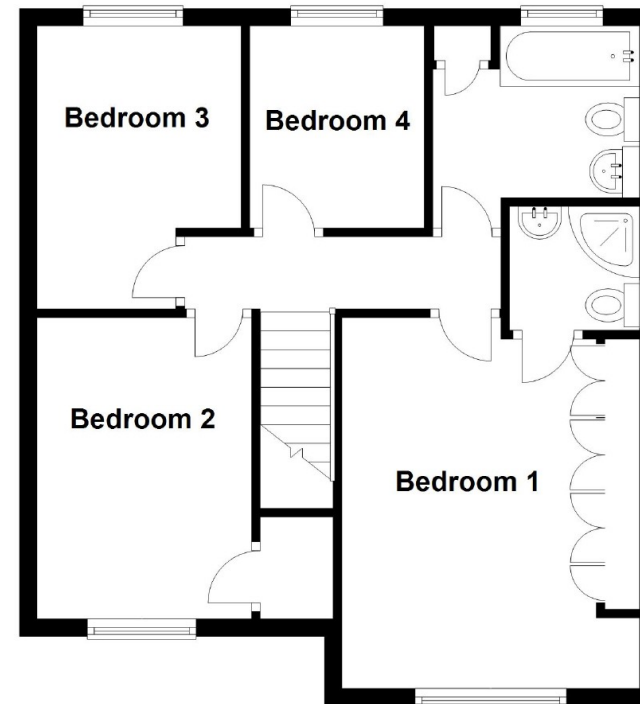




Ground Floor



First Floor



Total area: approx. 110.4 sq. metres (1188.1 sq. feet)



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