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47 Raleigh Crescent, Stevenage, SG2 0EG

Offers in excess of £280,000

A WELL PRESENTED, SPACIOUS THREE BEDROOM HOME ENJOYING A PLEASANT CUL-DE-SAC POSITION WITHN THE POPULAR CHELLS DEVELOPMENT.

Situated within a highly regarded turning within the popular Chells Development, close to Fairlands Valley Park, a much improved three bedroom spacious family home benefiting further from UPVC double glazing and gas fired central heating with a pleasant private rear garden enjoying a sunny aspect.

The property is set back behind an area of residents parking and features a modern fitted kitchen and a four-piece family bathroom including both a bath and separate shower cubicle. The property has recently been redecorated throughout whilst in full the accommodation comprises a wide reception hallway, modern fitted kitchen, open-plan lounge/dining room, first floor landing leading to three bedrooms, two of which are generous double rooms and a well appointed 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 with side window opening to:

RECEPTION HALLWAY 3.29 x 1.44 (10'10" x 4'9")

A wide hallway with stylish wooden effect flooring, radiator, downlighters, archway to the kitchen, staircase rising to the first floor and door to the lounge.

KITCHEN 4.07 x 3.32 (13'4" x 10'11")

Measurements taken into recess. Fitted with a comprehensive range of white base and eye level units and drawers finished with wooden effect rolled edge work surfaces with an inset one and half bowl stainless steel sink unit with mixer tap. A range of integrated appliances include a stainless steel oven with a touch sensitive induction hob with a stainless steel extractor fan above, integrated tumble dryer, dishwasher and fridge/freezer with space and plumbing for washing machine. Two double glazed windows to the front elevation, downlighters, white and contrasting lime green tiled splashbacks with contrasting quartz tiled flooring, useful understairs storage cupboard and radiator. The kitchen units conceal the original doorway opening to the side passage.

LOUNGE / DINING ROOM 5.61 x 3.25 (18'5" x 10'8")

Measurements include a white media storage cabinet. Stylish wooden effect flooring, white feature fireplace with marble hearth and surround, downlighters, double glazed french doors with side windows opening onto the rear garden, radiator with bespoke cover.

FIRST FLOOR LANDING

Airing cupboard housing hot water cylinder with laundry shelves, radiator, access to the boarded loft space housing gas fired boiler (replaced in 2017), accessed via retractable loft ladder. Doors to:

BEDROOM ONE 3.82 x 3.31 (12'6" x 10'10")
A generous master bedroom with a radiator and double glazed window to the rear elevation.

BEDROOM TWO 3.67 x 3.31 (12'0" x 10'10")
Measurements taken into recess. A further generous double bedroom with wooden laminate flooring, radiator, an open-fronted shelved storage cupboard and double glazed window to the front elevation.

BEDROOM THREE 3.30 x 2.41 (10'10" x 7'11")
Wooden laminate flooring, radiator and double glazed window to the rear elevation.

FAMILY BATHROOM 2.57 x 2.34 (8'5" x 7'8")
A generous "L" shaped family bathroom fitted with a white four-piece suite comprising a low level wc with a concealed cistern set to white high gloss panels with black granite effect counter top with chrome push button flush, vanity hand wash basin to the side, vanity cupboard and shelves below, panelled bath with a separate walk-in shower cubicle with bi-folding shower screen and fitted power shower, white tiled walls with slate effect black tiled floor, downlighters, chrome heated towel rail and opaque double glazed window to the front elevation.

OUTSIDE FRONT
A paved front garden enclosed by brick retaining walls with gated access to the front door. Outside tap. A passageway at the side of the property provides access to the rear garden.

REAR GARDEN
Featuring two-tiered wooden decking with uplighters, raised sleeper edged border to one side, garden beyond laid to lawn with play area and Wendy house, garden shed with power beyond with a further shingled seating area. Garden enclosed by wooden panelled fencing enjoying a sunny private aspect. Outside double power socket and outside tap.

AGENTS NOTE
It is worthy of note that the gas fired boiler, radiators and cold water tank were replaced in 2017.

RESIDENTS PARKING
Ample residents parking bays situated to the front of the property.

TENURE, COUNCIL TAX AND EPC
The Tenure of this property is FREEHOLD.
The Council Tax Band is C. The amount payable for the year 2020/21 is £1624.69.
The EC Rating is D.

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.
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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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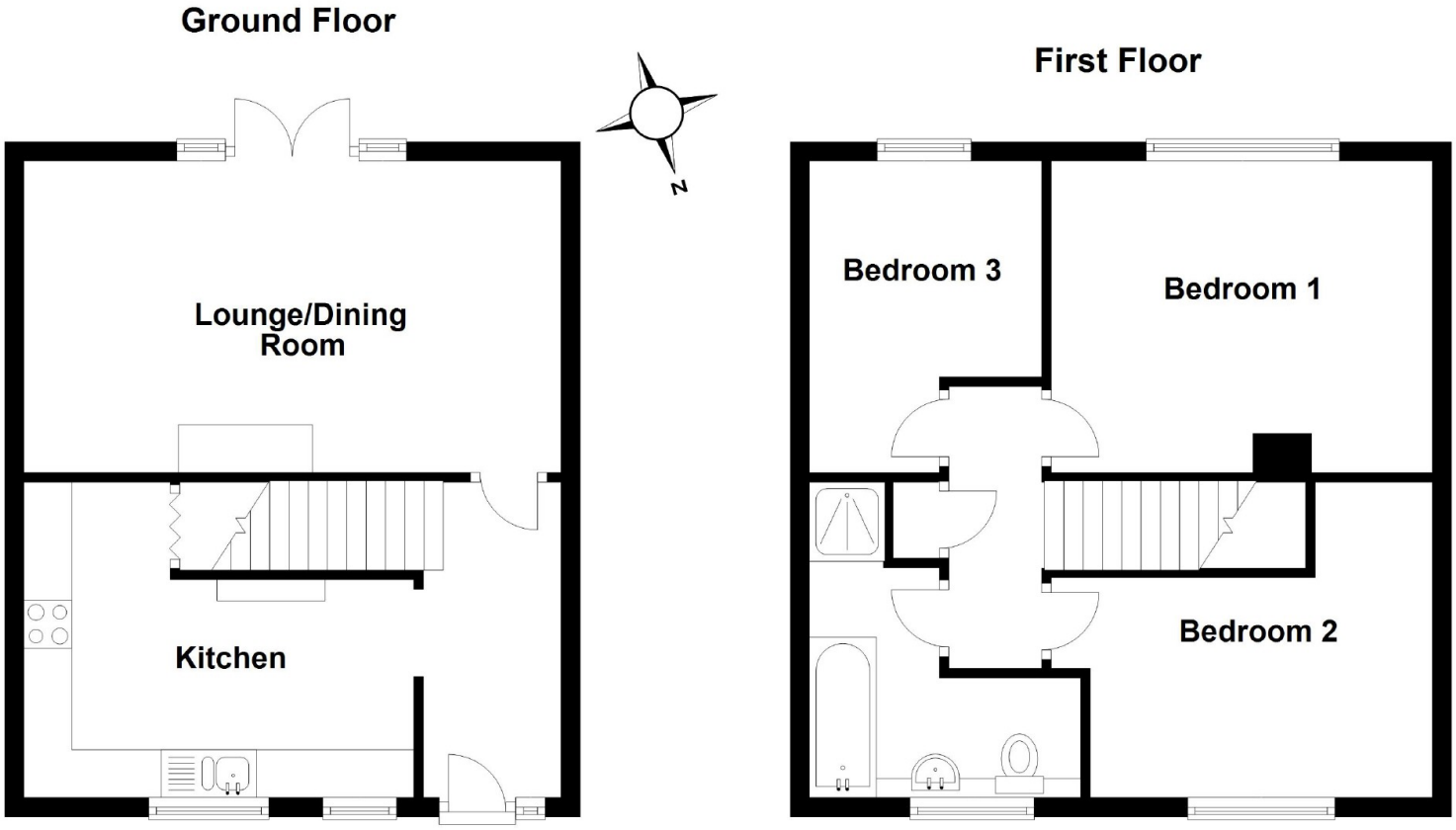

Total area: approx. 80.8 sq. metres (869.6 sq. feet)

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