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13 Glanville Crescent, Stevenage, SG1 4FW
Offers in excess of £415,000

FOUR BEDROOM SEMI-DETACHED TOWNHOUSE WITH EN-SUITE SHOWERROOM TO MASTER BEDROOM, GARAGE, DOUBLE WIDTH DRIVEWAY AND LARGER THAN AVERAGE GARDEN.

A well presented, contemporary designed, four bedroom semi detached townhouse offering a thoughtfully designed spacious arrangement of accommodation over three floors whilst enjoying a pleasant position close to the outskirts of the highly popular Chrysalis Park development on the eastern outskirts of Stevenage. The property has been well maintained throughout by the current owners whilst featuring an impressive open-plan kitchen/dining room with all four bedrooms being of excellent proportions, three of which are generous double rooms. Further practical benefits include double glazing and gas fired central heating with a spacious integral single garage and a wide double width block paved driveway providing off-road parking for at least two vehicles.

In full the accommodation comprises a welcoming reception hallway, downstairs cloakroom/wc, kitchen/dining room, first floor landing leading to a comfortable lounge, family bathroom and fourth bedroom with a staircase continuing to the second floor landing providing access to the master bedroom suite with built-in wardrobes and well appointed en-suite shower room and two further generous double bedrooms. 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 to:

RECEPTION HALLWAY 5.42 x 2.10 (17'9" x 6'11")

Coat hanging space, house alarm control panel, stylish cream porcelain floor tiles, downlighters, staircase rising to the first floor with understairs cupboard and

digital central heating thermostat.

Personal door to the garage and doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a pedestal hand wash basin with chrome mixer tap with a mosaic tiled splashback, low level wc with push button flush, continuation of cream porcelain floor tiles and a double glazed window to the front elevation.

KITCHEN / DINING ROOM 4.86 x 3.78 (15'11" x 12'5")

A particular feature of the property is the generous open-plan kitchen/dining room. The kitchen area defined by a comprehensive range of cream gloss base and eye level units and drawers finished with wooden butchers block effect work surfaces with matching upstands with an inset one and half bowl stainless steel sink unit with chrome telescopic mixer tap. Integrated stainless steel and glazed double oven with stainless steel hob, stainless steel splashback and extractor

fan above, space and plumbing for fridge/freezer, washing machine and dishwasher. Continuation of cream porcelain floor tiles with cream porcelain tiled splashbacks laid in a brick patten, under-unit and downlighters, radiator and concealed wiring for wall mounted television. Ample space for dining table and double glazed french doors and window opening to the rear garden.

FIRST FLOOR LANDING

Staircase continuing to the second floor, radiator and doors to:

LOUNGE 4.96 x 4.89 (16'3" x 16'1")

A generous "L" shaped lounge benefiting from double glazed french doors overlooking the rear garden with a glazed Juliet balcony, radiator, concealed wiring for a wall mounted television and double glazed window to the rear elevation.

BEDROOM TWO 4.30 x 2.65 (14'1" x 8'8")

A generous double bedroom with a radiator and double glazed window to the

front elevation.

FAMILY BATHROOM 2.11 x 1.67 (6'11" x 5'6")

Fitted with a white suite comprising a panelled bath with chrome mixer and a separate chrome thermostatic shower over, pedestal hand wash basin with chrome mixer tap and a low level wc with chrome push button flush. Cream tiled walls with contrasting mosaic border tile with cream floor tiles, chrome heated towel rail, shaver point, downlighters and double glazed window to the front elevation.

SECOND FLOOR LANDING

Access to the remaining loft space, airing cupboard with hot water tank and laundry shelves, radiator and doors to:

BEDROOM ONE 4.26 x 3.70 (14'0" x 12'2")

Measurements exclude a range of built-in wardrobes with oak fronted doors, radiator, concealed wiring for wall mounted television and double glazed window to the front elevation. Door to:

EN-SUITE SHOWER ROOM

Fitted with 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 walk-in double length shower cubicle with chrome thermostatic shower, cream natural stone effect tiled walls and flooring, chrome heated towel rail, shaver point, downlighters and extractor fan.

BEDROOM THREE 3.73 x 2.66 (12'3" x 8'9")

A generous double room with a radiator and double glazed window to the rear elevation.

BEDROOM FOUR 3.81 x 2.13 (12'6" x 7'0")

A further generous room with a radiator and double glazed window to the rear elevation.

OUTSIDE

DRIVEWAY

The property is set back from the road behind a wide double width block paved driveway providing off-road parking for two vehicles leading to the storm porch and front door with carriage light. Paved pathway providing access to the side of the property leading to the rear garden.

INTEGRAL SINGLE GARAGE 5.52 x 2.64 (18'1" x 8'8")

Power and light, metal up and over door and personal door to the reception hallway.

REAR GARDEN

A low maintenance landscaped rear garden with a substantial paved terrace flanked by decorative dwarf brick boundary walls with a level artificial low maintenance lawn enclosed by wooden panelled fencing with outside tap, wooden garden shed to the rear with gated access beyond.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD.

The EPC Rating is C.

The Council Tax Band is E. The amount payable for the year 2020/21 is £2,233.94.

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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Mr Adrian Murphy, Independent Mortgage Advice Bureau, 61 High Street, Old Town, Stevenage SG1 3AQ

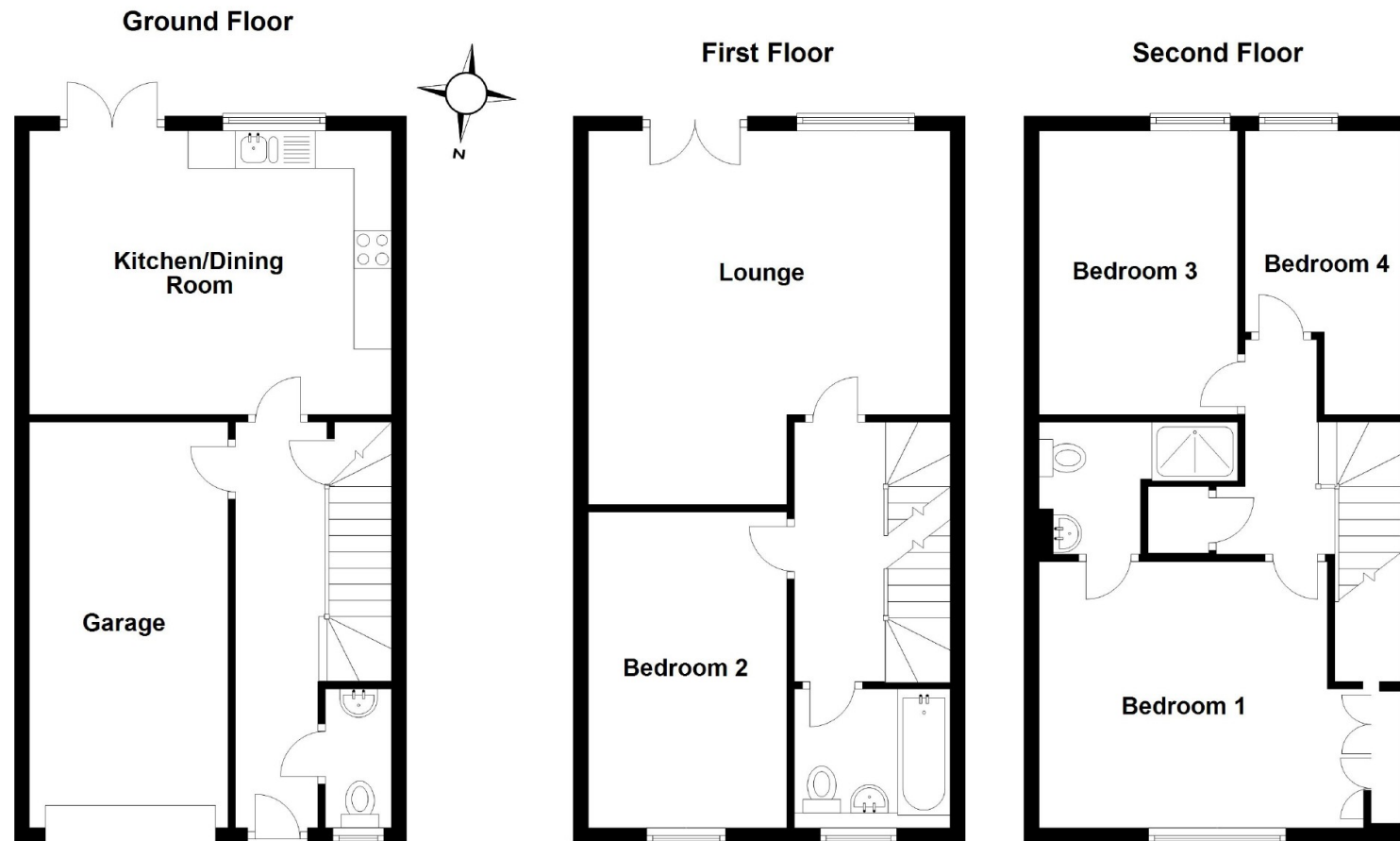
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Total area: approx. 134.8 sq. metres (1451.4 sq. feet)