



PUTTERILLS

est. 1992

30 Beane Avenue, Stevenage, SG2 7DL

£430,000

FOUR BEDROOM DETACHED FAMILY HOME OCCUPYING A CORNER CUL-DE-SAC POSITION WITHIN POPULAR CHELLS MANOR TURNING. GARAGE AND DRIVEWAY FOR TWO VEHICLES.

Enjoying a pleasant corner position within this highly sought-after Chells Manor cul-de-sac, close to the eastern outskirts of Stevenage, a four bedroom detached family home set behind mock Tudor elevations with a block paved driveway providing independent off-road parking for two vehicles leading to a single garage with a pleasant part-walled rear garden.

This family home would benefit from a degree of further modernisation while currently benefiting from double glazing and gas fired central heating. The accommodation comprises a reception hallway, downstairs cloakroom/wc, modern fitted kitchen, dining room, generous lounge, first floor landing leading to four bedrooms with an en-suite shower room to the master bedroom and a family bathroom. 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 double glazed front door opening to:

RECEPTION HALLWAY

Wooden effect flooring, central heating thermostat, radiator, staircase rising to the first floor with cupboard below, coat hanging space and doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc with push button flush, wall mounted hand wash basin with mixer tap and vanity cupboard below, wooden effect flooring, radiator and leaded light double glazed window to the side elevation.

KITCHEN 3.31 x 2.44 (10'10" x 8'0")

Fitted with a modern range of cream base and eye level units and drawers finished with black granite effect work surfaces, inset one and half bowl stainless steel sink unit with chrome mixer tap and textured white tiled splashbacks. Integrated appliances include stainless steel and glazed double oven, electric hob and stainless steel extractor canopy, space and plumbing for a washing machine, tumble dryer and dishwasher. Wall mounted gas fired boiler, checkerboard effect black and white tiled flooring with leaded light double glazed windows to both the rear and side elevations with a leaded light double glazed door opening to the side of the property.

DINING ROOM 3.49 x 2.70 (11'5" x 8'10")

Wooden effect flooring, leaded light double glazed window to the rear elevation with

double doors to:

LOUNGE 5.22 x 3.57 (17'2" x 11'9")

Continuation of wooden effect flooring, double panelled radiator, double glazed patio doors opening to the rear garden with leaded light double glazed square bay window to the front elevation.

FIRST FLOOR LANDING

Airing cupboard, access to the loft space, leaded light double glazed window to the front elevation and doors to:

BEDROOM ONE 3.61 x 2.46 (11'10" x 8'1")

Measurements include a built-in triple wardrobe with sliding mirrored doors, radiator, leaded light double glazed window to the rear elevation and door to:

EN-SUITE SHOWER ROOM

Fitted with a low level wc and pedestal hand wash basin and shower cubicle with fitted shower with white tiled surrounds.

BEDROOM TWO 3.03 x 2.37 (9'11" x 7'9")

Radiator and leaded light double glazed window to the rear elevation.

BEDROOM THREE 2.72 x 2.17 (8'11" x 7'1")

Radiator and leaded light double glazed window to the front elevation.

BEDROOM FOUR 2.37 X 2.09 (7'9" X 6'10")

Radiator and leaded light double glazed window to the front elevation.

BATHROOM 1.93 x 1.75 (6'4" x 5'9")

Fitted with a panelled bath with mixer tap and shower attachment, pedestal hand wash basin, low level wc, tiled surrounds, radiator and leaded light double glazed window to the rear elevation.

OUTSIDE

FRONT

The property enjoys a corner position within this popular Chells Manor cul-de-sac.

DRIVEWAY

Curved double width block paved driveway providing independent parking for two vehicles leading to the garage.

GARAGE

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

REAR GARDEN

A pleasant part-walled rear garden, laid predominantly to lawn with paved terrace and gated side access.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREHEOLD. The Council Tax Band is E. The amount payable for the year 2020/12 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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Mr Adrian Murphy, Independent Mortgage Advice Bureau, 61 High Street, Old Town, Stevenage SG1 3AQ

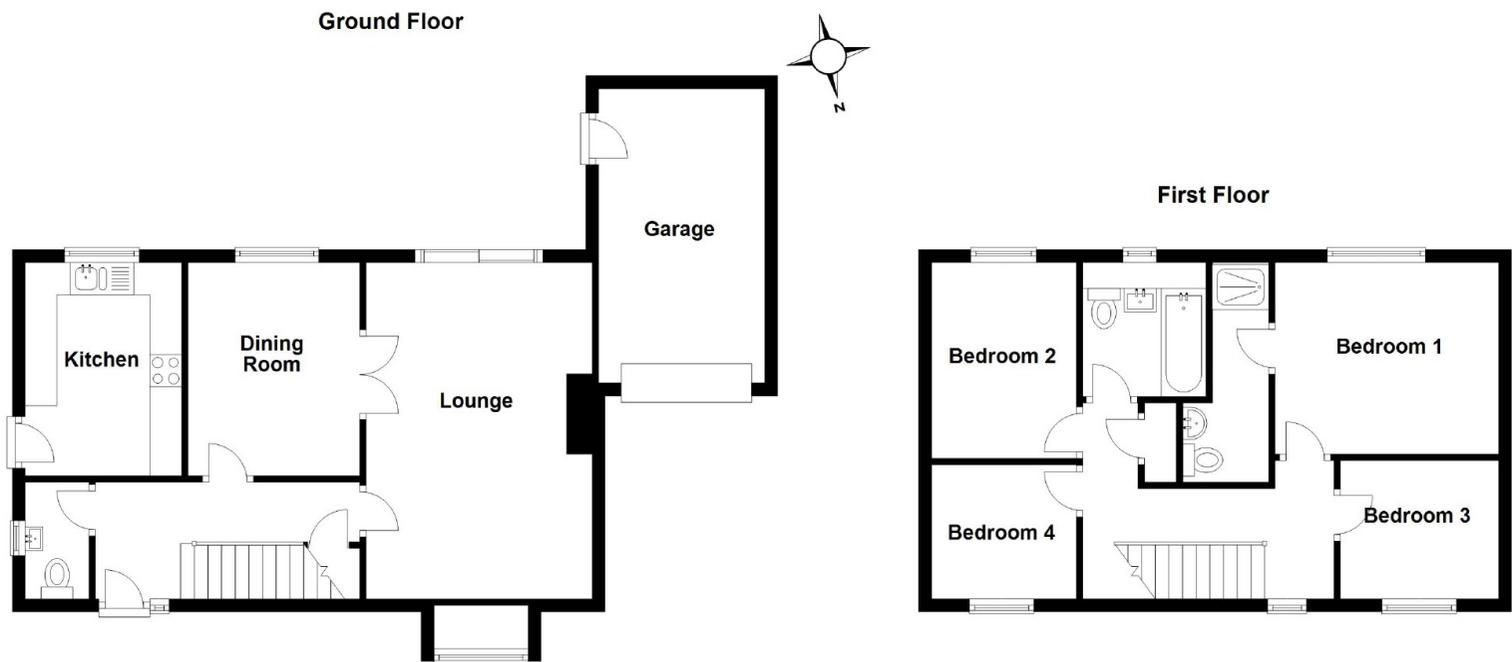
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Total area: approx. 93.1 sq. metres (1002.5 sq. feet)