



PUTTERILLS

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7 Wilsons Close, Chancellors Park, Stevenage, SG1 4TD
£725,000

Imposing four bedroom detached family home offering immense kerb appeal whilst occupying a substantial, private plot within this exclusive Chancellors Park cul-de-sac.

A fantastic opportunity to purchase this substantial, much improved, four bedroom detached executive home occupying a generous corner position at the entrance to this highly regarded exclusive Chancellors Park cul-de-sac comprising of just seven similar detached homes.

The property enjoys the advantage of a larger than average plot set back from the cul-de-sac behind a well maintained front garden with a double width block paved driveway providing independent parking for two vehicles leading to a substantial double width garage. The wide rear garden is a further highlight of the property enjoying a private aspect with a level lawn and an abundance of entertaining areas. Further practical advantages include UPVC leaded light double glazing, gas central heating with two recently replaced composite entrance doors.

The versatile, thoughtfully planned accommodation comprises a wide welcoming reception hallway, spacious downstairs cloakroom/wc, a most comfortable lounge of excellent proportions with a feature marble fireplace, open-plan refitted kitchen/dining room, useful study with fitted furniture and a most spacious utility room. The first floor landing leads to four well proportioned bedrooms, three of which feature built-in wardrobes with the master bedroom benefiting further from a refitted en-suite shower room. A refitted family bathroom completes the first floor accommodation.

Chancellors Park is a highly regarded development of detached properties situated within walking distance of the historic Old Town High Street, Lister Hospital, John Henry Newman Secondary School and the mainline railway station beyond. 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

Leaded light double glazed composite front door with double glazed side window opening to:

RECEPTION HALLWAY 4.63 x 2.93 (15'2" x 9'7")

Measurements taken into recess. A wide welcoming reception hallway finished with stylish oak effect flooring, radiator, telephone point, Hive digital central heating thermostat, staircase rising to the first floor with storage cupboard below, dado rail, two sets of double doors opening to the lounge and the kitchen/dining room with further doors to:

DOWNSTAIRS CLOAKROOM / WC 1.93 x 1.63 (6'4" x 5'4")

A generous downstairs cloakroom which could be converted to a shower room if so required featuring continuation of the oak effect flooring and fitted with a white suite comprising a low level wc with push button flush and a wall mounted hand wash basin with chrome mixer tap. Mosaic effect tiled splashback, radiator and leaded light double glazed window to the front elevation.

STUDY 2.94 x 2.08 (9'8" x 6'10")

Situated to the front of the property and featuring a comprehensive range of built-in study furniture including a wrap-around desk, two filing drawers, a printer cupboard and a further double height storage cupboard. Continuation of oak effect flooring, Vented concealed radiator and leaded light double glazed window to the front elevation.

LOUNGE 7.812 x 3.56 (25'7" x 11'8")

Of excellent proportions featuring a dual aspect provided by double glazed french doors opening to the rear garden and a double glazed leaded light window to the front elevation. Radiator and a feature marble Adam style decorative fireplace and hearth with attractive tiled slips and an inset living flame gas fire.

KITCHEN 6.59 x 3.57 (21'7" x 11'9")

The original separate kitchen and dining room have been combined to create a modern open-plan kitchen/dining room, ideal for modern family living with the kitchen area defined by a comprehensive range of white gloss base and eye level units and deep pan drawers finished with solid oak butchers block square edged work surfaces extending to a peninsular bar with an inset white ceramic Belfast sink with a counter-mounted antique style mixer tap. A range of integrated appliances include a stainless steel digital oven and microwave, stainless steel drinks fridge, touch-sensitive electric ceramic hob with a stainless steel extractor canopy above, washing machine and dishwasher with space and plumbing for an American style fridge/freezer. Finished with tiled effect Karndean flooring and white gloss tiled splashbacks with under-unit lighting. Ample space for a family sized dining table with a tubular contemporary style floor to ceiling radiator and concealed wiring for a wall mounted television. Double glazed french doors opening to the rear garden with two further leaded light double glazed windows to the rear elevation and a leaded light double glazed door to:

UTILITY ROOM 4.70 x 2.45 (15'5" x 8'0")

Of excellent proportions and fitted with a comprehensive range of cream gloss base units and drawers finished with square edged wooden effect work surfaces with an inset white ceramic single sink unit with counter-mounted mixer tap, space and plumbing for a second washing machine and tumble dryer. Porcelain floor tiles, double glazed french doors with leaded light double glazed side windows opening to the rear garden. Matching tiled corridor with a second composite entrance door opening to the front of the property with a personal door to the double garage.

FIRST FLOOR LANDING

Access to part-boarded loft space, airing cupboard with hot water tank and laundry shelves and leaded light double glazed window to the front elevation. Doors to:

BEDROOM ONE 3.62 x 3.49 (11'11" x 11'5")

Measurements exclude a range of built-in triple wardrobes, radiator and leaded light double glazed window to the rear elevation. Door to:

EN-SUITE SHOWER ROOM 2.93 x 1.55 (9'7" x 5'1")

Fitted with a modern white three-piece suite comprising a low level wc with a concealed cistern behind white panels with a push button flush and a wooden effect square edged vanity shelf above extending to a white vanity hand wash basin with chrome mixer tap and white cupboards below with glazed splashback. A double width walk-in shower cubicle with a dual valve rain shower, wooden effect flooring, downlighters, chrome heated towel radiator, vanity mirror and porcelain wall tiles. Leaded light double glazed window to the front elevation.

BEDROOM TWO 3.77 x 3.55 (12'4" x 11'8")

A generous double bedroom of excellent proportions with measurements including a built-in triple wardrobe with shelving to the recess, radiator and leaded light double glazed window to the rear elevation.

BEDROOM THREE 3.63 x 2.66 (11'11" x 8'9")

Measurements exclude a built-in double wardrobe with cupboards over bed recess,

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

BEDROOM FOUR 3.55 x 2.76 (11'8" x 9'1")

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

FAMILY BATHROOM 2.92 x 2.10 (9'7" x 6'11")

Fitted with a modern white three-piece suite comprising a panelled bath with antique style mixer tap and shower attachment with a separate power shower over with fitted shower screen. Low level wc with concealed cistern behind white panels with push button flush and a white square edged natural stone effect vanity shelf extending to a hand wash basin with chrome mixer tap and further vanity cupboards and drawers below. Wooden effect flooring, white tiled splashbacks with contrasting glazed mosaic border tile, chrome towel radiator and leaded light double glazed window to the front elevation.

OUTSIDE

FRONT

The property enjoys an enviable location situated at the entrance of this highly regarded cul-de-sac, set back from the road behind an established wrap around front garden.

PARKING

Double width block paved driveway providing independent parking for at least two vehicles. It is worthy of note that additional off-road parking could be created to the front of the property if so required.

GARAGE 5.52 x 5.37 (18'1" x 17'7")

Double width garage with two independent up and over doors, wall mounted gas fired boiler, power and light, eaves storage space. Door to the utility room.

REAR GARDEN

A further highlight of the property is the larger than average rear garden. The plot extends to either side of the property whilst enjoying a private aspect. This part-walled garden features extensive paved terracing and patio with a raised wooden deck behind an established Koi carp

pond creating a pleasant seating/entertaining areas. Well stocked shrub borders with a useful garden store to the side of the property.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD.

The Council Tax Band is G. The amount payable for the year 2020/21 is £3,046.28.

The EPC Rating is D.

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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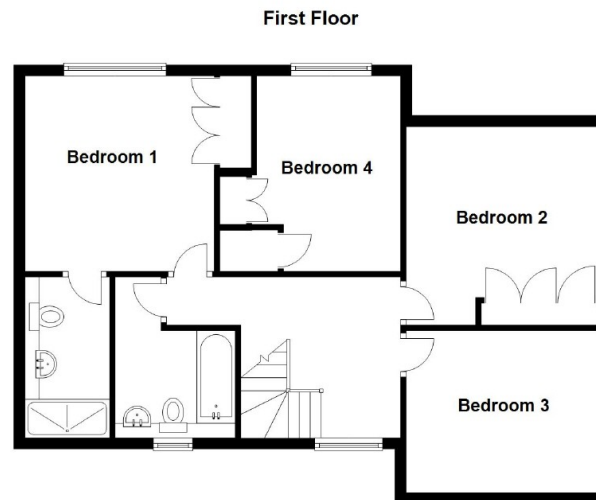
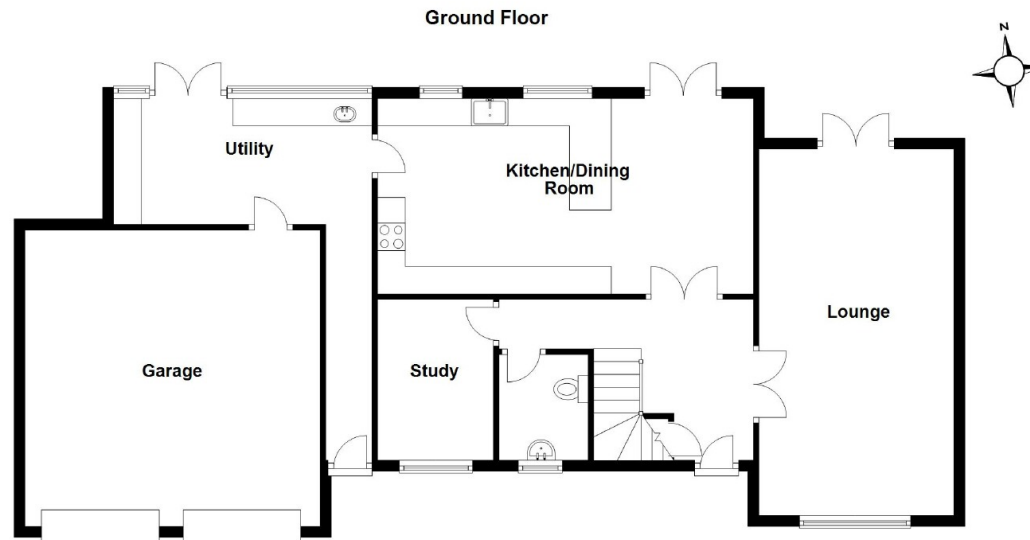












Total area: approx. 181.8 sq. metres (1956.9 sq. feet)