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113a Walkern Road, Old Town, Stevenage, SG1 3RE
Offers in excess of £630,000

STUNNING, EXTENDED FOUR BEDROOM, THREE-STOREY FAMILY HOME FEATURING A MOST IMPRESSIVE SUPER ROOM, DOUBLE WIDTH GARAGE AND TRIPLE WIDTH DRIVEWAY.

Benefiting from a substantial wrap-around ground floor extension, this modern three-storey, four bedroom detached home has been transformed into a most generous contemporary open-plan family home of considerable style and distinction. Featuring a stunning "super room" combining a sleek integrated refitted kitchen with both a dining area and family room beneath a feature part-vaulted ceiling with three Velux windows and a bank of five bi-folding doors opening directly to the private rear garden.

The thoughtfully planned extension has made a considerable improvement to the ground floor layout significantly increasing the size of the original lounge whilst adding the benefit of an additional window whilst ingeniously designed sliding pocket doors provide access to a useful study with a second vaulted ceiling, ideal for home working whilst opening through to a most spacious practical utility room.

Occupying a commanding corner position at the entrance to this popular cul-de-sac within the heart of the Old Town, the property benefits further from the rare advantage of a detached double width garage and a TRIPLE WIDTH DRIVEWAY providing independent parking for three vehicles.

In full, the accommodation comprises a wide welcoming reception hallway, downstairs cloakroom/wc, a most generous comfortable lounge, separate study, utility room and a "super room" incorporating the refitted kitchen with dining and seating areas. The first floor landing provides access to three generous bedrooms, two of which are ample double size rooms, one of which features an en-suite shower room and a well appointed family bathroom. The second floor features the master bedroom with dressing area and an en-suite shower room which is in the process of being refitted. Further practical benefits include gas central heating and double glazing. Viewing is highly recommended to fully appreciate the size, scope and range of accommodation on offer.

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 toplite window opening to:

RECEPTION HALLWAY

Finished with cream polished porcelain floor tiles, radiator, staircase rising to the first floor with storage cupboard below, central heating thermostat, alarm control panel and doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc, pedestal hand wash basin, white tiled walls to half-height, continuation of cream porcelain floor tiles, extractor fan and radiator.

LOUNGE 5.32 x 4.50 (17'5" x 14'9")

Extended to the side to create a most comfortable room of excellent proportions featuring two double glazed windows to the front elevation including a square bay, two radiators, ceiling mounted integrated speakers, sliding pocket door opening to the study.

KITCHEN / DINING / FAMILY ROOM 6.48 x 5.67 (21'3" x 18'7")

A particular feature of the property is the stunning open-plan super room combining both a refitted kitchen with dining and seating areas enhanced by a feature part-vaulted ceiling with three double glazed Velux windows to the rear elevation and a bank of five grey double glazed bi-folding doors opening directly onto the rear garden. The kitchen area is defined by a comprehensive range of champagne gloss

base and eye level units and drawers by Magnet Kitchens complemented by white quartz square edged pearl work surfaces extending to a peninsular breakfast bar with an inset one and half bowl sink unit with counter-mounted brushed chrome mixer tap. A range of integrated appliances include a double digital oven/microwave, fridge/freezer, wide induction hob with a concealed extractor canopy above and integrated dishwasher. Further features include a pull-out larder, concealed bin/recycling storage, kidney corner carousel and deep pan drawers with concealed cutlery drawer. Under-unit and downlighters, ceiling mounted integrated speakers, impressive square oversized natural stone floor tiles extending to the whole of the room, ample space for dining table extending to the seating area with views to the garden. Sliding pocket door opening to:

UTILITY ROOM 3.60 x 1.99 (11'10" x 6'6")

A practical, spacious utility room fitted with a comprehensive range of cream base and eye level units and drawers finished with white quartz square edged pearl work surfaces

with matching upstands with an inset one and half bowl stainless steel sink unit with a telescopic mixer tap. Integrated washer/dryer and further fridge/freezer, continuation of natural stone floor tiles, double glazed window to the rear elevation and sliding pocket door opening to:

STUDY 3.03 x 1.64 (9'11" x 5'5")

Featuring a part-vaulted ceiling with a double glazed Velux window to the side elevation, radiator and oak effect flooring.

FIRST FLOOR LANDING

Radiator, staircase continuing to the second floor, airing cupboard with hot water tank and laundry shelves, double glazed window to the side elevation and doors to:

BEDROOM TWO 3.48 x 3.32 (11'5" x 10'11")

A generous double room of excellent proportions with measurements including a range of built-in wardrobes with sliding doors, radiator, ceiling mounted integrated speaker and double glazed window to the front elevation. Doorway recess and door to:

EN-SUITE SHOWER ROOM 2.24 x 1.42 (7'4" x 4'8")

Fitted with a modern white three-piece suite comprising pedestal hand wash basin with chrome mixer tap, low level wc with push button flush and a double width walk-in shower cubicle with fitted shower. Shaver point, radiator, downlighters and contrasting white and natural stone mosaic effect tiled walls with a polished granite tiled floor,

BEDROOM THREE 3.36 x 3.27 (11'0" x 10'9")

A further double bedroom with a radiator, ceiling mounted integrated speaker and double glazed window to the rear elevation.

BEDROOM FOUR 2.64 x 2.26 (8'8" x 7'5")

Generous single bedroom with a radiator and double glazed window to the rear elevation.

FAMILY BATHROOM 2.19 x 1.94 (7'2" x 6'4")

Fitted with a modern white three-piece suite comprising a pedestal hand wash basin with chrome mixer tap, low level wc and a panelled bath with mixer tap and shower attachment. Shaver point, radiator, downlighters and contrasting white and natural stone mosaic effect tiled walls with a polished granite tiled floor,

SECOND FLOOR LANDING

Useful eye level storage cupboard, double glazed window to the side elevation and doors to:

BEDROOM ONE 6.83 x 5.69 (22'5" x 18'8")

Measurements taken into the dressing room recess. At the present time, the current owners are in the process of recarpeting the master bedroom which is of excellent proportions and features a dressing area recess, two double glazed windows to the rear elevation, one of which is a Velux window and a further double glazed window to the front. Door to:

EN-SUITE SHOWER ROOM 2.47 x 2.03 (8'1" x 6'8")

The en-suite shower room is in the process of being refitted with a brand new suite with new tiling with a double glazed Velux window to the front elevation. Further details upon request.

OUTSIDE

The property occupies a commanding corner position at the entrance to this modern cul-de-sac within the heart of the Old Town.

FRONT GARDEN

Attractive front garden laid predominantly to lawn with paved steps leading to the storm

porch and front door, flanked on either side by lawns, well stocked shrub borders and clipped topiary. Gated access to the side and rear garden.

REAR GARDEN

Attractive private rear garden with a paved terrace across the width of the property, part-enclosed by wooden sleepers with a step leading to a level lawn with a further curved patio to one corner enclosed by granite sets with well stocked shrub borders. Gated access to the front of the property with outside tap and power sockets, personal door to the double garage with light.

DOUBLE GARAGE 5.43 x 5.20 (17'10" x 17'1")

Twin electric up and over doors, power and light, eaves storage space and ladder providing access to the part-boarded loft space providing additional storage.

TRIPLE WIDTH DRIVEWAY

The property benefits further from a triple width tarmac driveway situated to the side of the double garage providing independent parking for three vehicles.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD. The Council Tax Band is F. The amount payable for the year 2020/21 is £2640.11. The EPC Rating is C.

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.















Total area: approx. 166.4 sq. metres (1791.2 sq. feet)