



PUTTERILLS

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13 Orchard Road, Old Town, Stevenage, SG1 3HD
Offers in excess of £600,000

SUBSTANTIALLY IMPROVED AND EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME ENJOYING AN ENVIABLE LOCATION TUCKED AWAY TOWARDS THE END OF THIS HIGHLY REGARDED OLD TOWN TURNING.

A substantial four bedroom semi-detached family home tucked away towards the end of this popular Old Town turning conveniently situated within walking distance of the historic Old Town High Street and mainline railway station beyond.

Extended to provide a most impressive, spacious arrangement of accommodation featuring a fantastic open-plan kitchen/dining/family room with a part-vaulted ceiling, a most comfortable well proportioned sitting room opening to a study/snug area featuring a further vaulted ceiling, second sitting room providing an additional versatile reception room with a wide welcoming reception hallway and downstairs cloakroom/wc completing the ground floor accommodation. From the first floor landing there are four generous bedrooms, three of which are excellent double rooms and a most spacious modern fitted en-suite shower room and a family bathroom. Further practical benefits include double glazing and gas fired central heating whilst a block paved driveway to the front of the property provides off-road parking for at least three vehicles. The generous rear garden extends to over 50ft in length and enjoys a private aspect.

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 full height double glazed side windows opening to:

RECEPTION HALLWAY 4.13 x 1.79 (13'7" x 5'10")

A wide welcoming reception hallway finished with stylish oak flooring with an attractive staircase rising to the first floor with storage cupboard below, radiator with decorative cover and part-glazed doors to:

LOUNGE 7.39 x 3.61 (24'3" x 11'10")

A most comfortable room of excellent proportions finished with stylish oak effect flooring and an impressive white fireplace with a black polished granite hearth and an inset wrought iron wood burning stove (possibly available by separate negotiation). Detailed decorative ceiling cornicing, double glazed bow window with deep mantle to the front elevation and a wide square archway opening through to the study/snug.

STUDY / SNUG 3.27 x 2.53 (10'9" x 8'4")

Featuring continuation of the oak effect flooring providing an ideal study area whilst benefiting from a feature vaulted ceiling with exposed ceiling timbers, sealed unit double glazed Velux window to the rear elevation and double glazed french doors with wing windows opening to the rear garden and a further double glazed window to the side elevation.

KITCHEN / DINING / FAMILY ROOM

8.20 x 3.18 + 3.14 x 2.80 (26'11" x 10'5" x 10'4" x 9'2")

A particular highlight of the property is the most impressive "L" shaped open-plan main

living area of excellent proportions providing a fitted kitchen with both seating and dining areas. The kitchen defined by a comprehensive range of contrasting cream and oak base and eye level units and drawers extending to a substantial matching kitchen island with contrasting black granite square edged work surfaces with wooden butchers block counter tops with an inset circular sink unit with matching drainer and counter-mounted mixer tap. A range of appliances include an integrated dishwasher with a stainless steel; multi-fuel Range oven incorporating a gas hob set to a decorative range recess with matching wooden panelling and mantle and space for fridge/freezer. White gloss tiled splashbacks laid in a brick pattern, continuation of oak flooring extending to the dining/seating area featuring an impressive second vaulted ceiling with exposed ceiling timbers, downlighters and a sealed unit double glazed Velux window to the rear elevation. Double glazed window and french doors opening to the rear garden. Ample space for both sofas and dining table. Further double glazed door and window opening to the side of the property. Door to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a wall mounted hand wash basin with chrome mixer tap and low level wc with push button flush, decorative wooden panelling to half-height, continuation of the oak flooring and double glazed window to the side elevation.

SITTING ROOM 3.95 x 3.22 (13'0" x 10'7")

Measurements exclude the double glazed bow window to the front elevation with deep mantle. A further additional flexible reception room currently used as a second sitting room featuring oak flooring, ornate detailed corncicing, downlighters, display alcoves and radiator.

FIRST FLOOR LANDING

Decorative glass blockwork with oak panelled doors opening to:

BEDROOM ONE 5.63 x 3.21 (18'6" x 10'6")

A most generous main bedroom of excellent proportions featuring a decorative glass block window to the side elevation, further double glazed window to the front, downlighters and radiator. Door to:

EN-SUITE SHOWER ROOM 3.16 x 1.69 (10'4" x 5'7")

A spacious en-suite fitted with a modern white suite comprising a low level wc with push button flush, wide vanity hand wash basin with chrome mixer tap and white vanity drawers below, double width walk-in shower cubicle with fitted rain shower, grey powder towel rail, natural stone tiled effect walls and flooring, downlighters and double glazed window to the rear elevation.

BEDROOM TWO 4.00 x 3.31 (13'1" x 10'10")

A further generous double bedroom with a radiator and double glazed window to the front elevation.

BEDROOM THREE 3.33 x 3.31 (10'11" x 10'10")

A further generous double bedroom with measurements including the airing cupboard whilst excluding the door recess with a radiator and double glazed window to the rear elevation.

BEDROOM FOUR 3.07 x 2.13 (10'1" x 7'0")

Of excellent proportions for a fourth bedroom, currently being used as a study with measurements excluding a range of shelving above the stair housing with access to the loft space. Radiator and double glazed window to the front elevation.

FAMILY BATHROOM 2.11 x 1.65 (6'11" x 5'5")

Fitted with a white suite comprising a low level wc, hand wash basin with mixer tap with white vanity cupboard below, panelled bath with chrome mixer tap and separate shower over with bi-folding shower screen, wooden effect flooring, white tiled walls with contrasting glazed mosaic border tile and double glazed window to the rear elevation.

OUTSIDE

FRONT

The property enjoys a pleasant position tucked away towards the end of this popular Old Town turning. Set back from the road behind a wide block paved frontage providing off-road parking for at least two vehicles with brick retaining walls and mature hedging. Gated access to the side of the property providing access to the rear garden.

REAR GARDEN

A further highlight of the property is the generous rear garden enjoying a private aspect with a wide block paved terrace across the width of the property with steps leading to a level lawn flanked by shrub borders with a raised wooden deck and garden shed beyond. Garden enclosed by wooden panelled fencing with side gated access to the front of the property.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD. The Council Tax Band is E. The amount payable for the year 2020/21 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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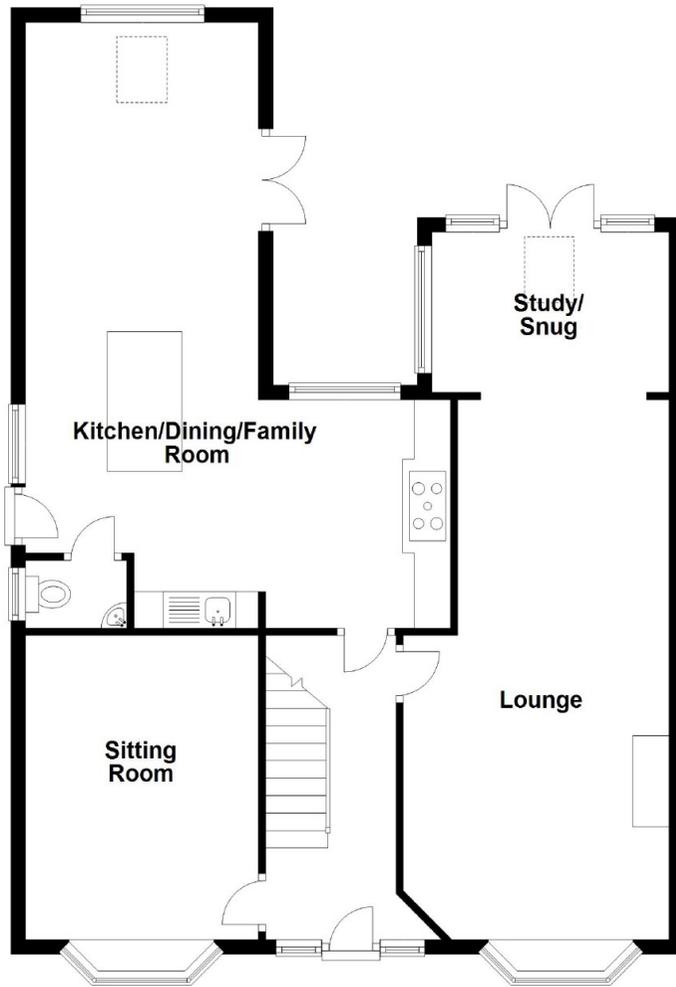








Ground Floor



First Floor



Total area: approx. 156.5 sq. metres (1684.4 sq. feet)



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